

# The resident

August 2015



*Update your home with  
summer interiors*

ROLLING  
STONE  
*Meet iconic  
British sculptor  
Emily Young*



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Philip Hoare on the author's  
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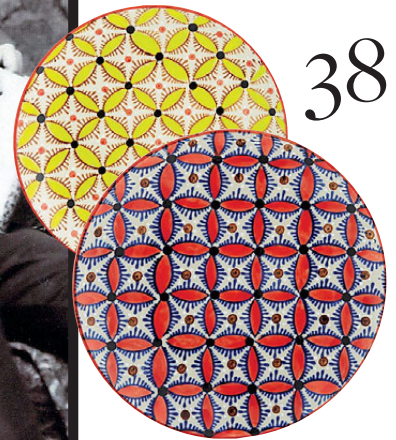


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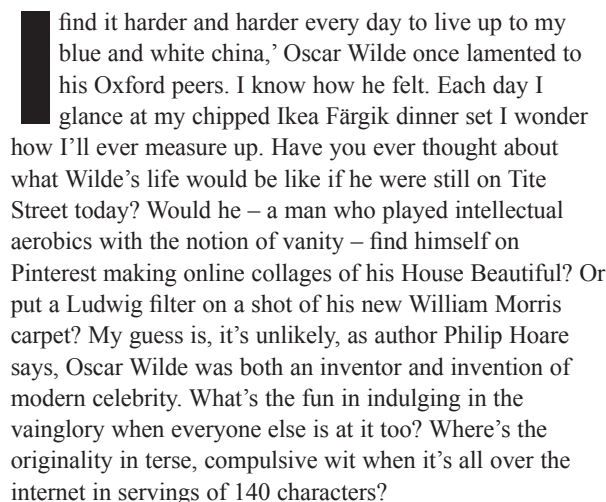


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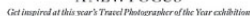
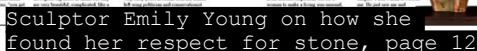
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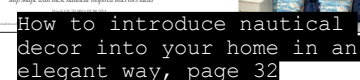


Also in this month, we meet another non-conformist, British stone sculptor Emily Young, who couldn't be further removed from the confines of the contemporary art world. From a 17th Century ruin in Tuscany, she creates monumental stone heads that could be mistaken for ancient artefacts. Read about Emily's early life in the delirious world of 1960s Notting Hill and why her latest exhibition calls on the viewer to consider the origins of the universe; no pressure then. I hope you enjoy this issue.

Catherine McCabe, Editor



From sweeping landscapes to the minutiae of an antelope's eye and incredible detail of lions on the hunt, the award-winning images in the Travel Photographer of the Year show capture the magnificence, beauty and poignancy of our planet and its diverse inhabitants. The Royal Geographic Society is showing a selection of the 2014 winners from 14 July until 5 September including Tribes, a portrait of a young boy of the Suri tribe in Ragia Village, Kibiki, South Ethiopia, which was a Special Mention fix in Spanish photographer, Sergio Cordero Rodriguez.







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# ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH }



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## A NEW FOCUS

*Get inspired at this year's Travel Photographer of the Year exhibition*

From sweeping landscapes to the minutiae of an ant colony and remarkable detail of lions on the hunt, the award-winning images in the Travel Photographer of the Year show capture the magnificence, beauty and poignancy of our planet and its diverse inhabitants. The Royal Geographical Society is showing a selection of the 2014 winning shots from 24 July until 5 September including Tribes, a portrait of a young boy of the Suri tribe in Regia Village, Kibish, South Ethiopia, which won a Special Mention for its Spanish photographer, Sergio Carbajo Rodriguez.

10am–5pm Sun to Thurs, 10am–7pm Fri and Sat. Free entry. 1 Kensington Gore SW7 2AR; [rgs.org](http://rgs.org)





## BURST OF COLOUR

For 247 years, the Royal Academy Summer Exhibition has offered a snapshot of contemporary art – and this year's exhibition, on now until 16 August, is a riot of colour, variety and discovery with over 1,100 works spilling out from their galleries.

This year the exhibition is co-ordinated by

Michael Craig-Martin RA.

Burlington House W1J 0BD;

020 7300 8000;

[royalacademy.org.uk](http://royalacademy.org.uk)



## SUMMER LOVING

*The BFI is gearing up for an autumn season rekindling the nation's passion for film and TV's most enduring love stories, but whets the appetite with a special Summer Love Weekend at the British Museum from 27-29 August, screening A Room with a View, Badlands and The Princess Bride (left).*

*Visit [bfi.org.uk/love](http://bfi.org.uk/love) to find out more*



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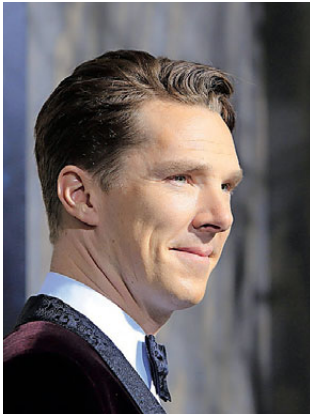
### A-listers head West

The stars are out in force in the West End this summer. Nicole Kidman will star in Photograph 51, a new play directed by Michael Grandage about Rosalind Franklin, the British scientist who helped to discover the structure of DNA. The show will open at the Noel Coward Theatre on 5 September 2015, running until 21 November.

The West End also welcomes back David Suchet in an interesting twist of casting where the Poirot star plays the formidable Lady Bracknell in Adrian Noble's production of The Importance of Being Earnest, running until 7 November.

The Book of Mormon, at The Prince of Wales Theatre, also remains a must-see, already a winner of nine Tony Awards and on until 24 October. Don't miss it.

**Readers of The Angel resident can enjoy 5% off all three shows on all performances when booking with Shows in London before 30 July 2015 via [theresident.co.uk/theatre](http://theresident.co.uk/theatre) or by calling 020 3567 0620 quoting The resident**



## POWER PERFORMANCE

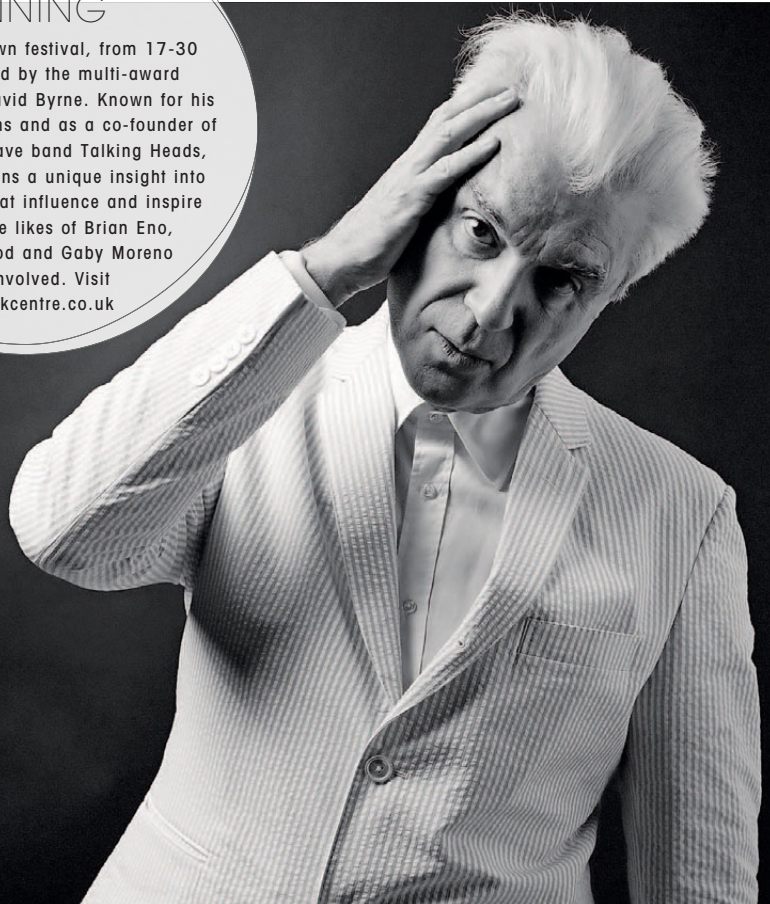
The hottest ticket in town, Lyndsey Turner's production of William Shakespeare's Hamlet, starring Benedict Cumberbatch, begins performances at the Barbican Theatre on 5 August. As a country arms itself for war, a family tears itself apart. Forced to avenge his father's death, but paralysed by the task ahead, Hamlet rages against the impossibility of his predicament, threatening both his sanity and the security of the state.

**Silk Street EC2Y 8DS; 020 7638 8891; [hamlet-barbican.com](http://hamlet-barbican.com)**

JOHN BODKIN, DANNY NORTH

## COOL RUNNING

This year's Meltdown festival, from 17-30 August, is curated by the multi-award winning musician David Byrne. Known for his eclectic collaborations and as a co-founder of the seminal New Wave band Talking Heads, the festival offers fans a unique insight into artists and ideas that influence and inspire Byrne today. The likes of Brian Eno, Jonny Greenwood and Gaby Moreno are all involved. Visit [southbankcentre.co.uk](http://southbankcentre.co.uk)



# ARENA

### On your bike

Developed by the Mayor of London, Prudential RideLondon is a festival of cycling livening up the capital on 1-2 August. The weekend will include the 10th Brompton World Championships and is the flagship event of the Mayor and TfL's cycling programme. According to Harry Scrope, Managing Director of Brompton Bike Hire, it's the perfect time to highlight cycling's popularity: 'Many of us are now taking to the saddle to commute, to exercise and for sport. Cycling levels across TfL roads in Q3 of last year were 10% higher than in the same quarter the previous year, and the highest since records began in 2000.'

**Find out more at [prudentialridelondon.co.uk](http://prudentialridelondon.co.uk)**





# Romancing THE STONE

*Her entire career, British sculptor Emily Young has challenged the status quo of contemporary art, and with her latest show, she wants her audience to think beyond the work, and consider the universe*

Words CATHERINE MCCABE



From her home in Southern Tuscany, a 17th Century former convent with parts of its roof missing, sculptor Emily Young describes herself down the phone as a ‘bit of a recluse’. She lives up a mountain, not far from Carrara, the home of Michelangelo’s favourite quarries, and spends much of her time scouring the landscape, waiting for the right piece of stone to reveal itself.

Emily works with material that other sculptors might deem too difficult to carve, dolomitic limestone, onyx boulders, quartzite; some so hard that they can only be cut with a diamond-edged tool. From them she creates monumental half-formed human heads wearing still, silent expressions, ‘you get

that in Buddhas and in the faces of the Madonnas a lot; it’s not that they are asleep, they are aware of their inner reality and it’s a quiet one,’ she says.

She describes the carving process as a two-way conversation, exploring the ancestry of a material which often dates back millions, even billions of years, ‘recently I was working with stone left over from huge volcanic activity, and there was a lot of boiling gas that just gnawed through a piece of stone and boiled out parts of it, so they have great big holes in them; but they are very beautiful, complicated, like a

great cave. I actually don’t know what’s going to be inside, so when I make a choice, it’s from experience’

Her approach isn’t what you’d call didactic, in fact Emily seems utterly uninterested in projecting her view of the world onto the sculpture or creating a pre-conceived image, desiring instead for the viewer to consider the

history and universal significance that can be found in the stone’s anatomy.

Growing up, Emily had an awareness of ancient art practices, informed by her very early years in Rome with her father, left wing politician and conservationist

*One thing I want to do  
is show great respect  
for the material, not  
have it as my servant*





Left: Cloud Fire Head, caramel onyx; below: Emily Young



Wayland Hilton Young, 2nd Baron Kennet and mother Elizabeth Young, a respected British writer and commentator. 'There was a huge sense of being in the origins of Western culture. You could come across a water fountain that's beautifully made and it could be 1,000 years old,' she says.

Her grandmother, who died before Emily was born, was the baroness Kathleen Kennet, a talented sculptor who studied in Paris with Rodin, and later married Antarctic explorer Robert Falcon Scott. 'There were sculptures all over the house, so I knew that women could be sculptors which is very rare; there weren't that many women carvers, apart from Barbara Hepworth; but for a woman to make a living was unusual,



Emily is devoted to traditional sculpting methods

which my grandmother did because she was a widow for a long time.'

The Young family later returned to a smoggy, post-war-looking 1960s Notting Hill, where Emily evolved into an artful and iconoclastic teenager. At 15, she spent her time reading William Blake and drinking in the countercultural shift happening at Notting Hill's London Free School, 'I was pretty grumpy with the status quo, I thought school was a contrivance to make us all obedient citizens. I wasn't a very good hippy, but I was quite a good beatnik. I used to go to the All Saints Hall where Pink Floyd started. Lots of drugs, dancing; excellent, crazy conversation, people coming for all over the world: America, Europe, Africa.'

Such is the media's habit of aligning women's achievements with the men of their past, I'm reluctant to bring up the part Pink Floyd played in Emily's history; that in 1967 Syd Barrett wrote the song *See Emily Play* about her. But I ask, despite myself, and she tells me it's not quite that simple, 'I don't think it's about me. He just saw me and

thought I looked a bit poetic. From my point of view he claimed me as his muse, but he didn't know me, he didn't know my life story. When you dream about somebody it's not a biography is it? It's about him, that whole feminine and creative spark was about to go out; he was in terrible danger because he had taken all this acid. That's all it was.'

Convention has never sat well with the sculptor. Back in 1968, she tried a term at Chelsea College of Arts, but only lasted 'about a month' before choosing to travel the world instead, traversing India, Africa, and Asia, finding her artistic education in the Buddhas and temples. She practised for years as a painter, taking up sculpting in the 1980s when she happened upon some stone carving materials left behind by a friend. Chipping away at her marble kitchen worktop, she found herself making a relief, and with a slightly heavy heart, left painting behind for a life in stone.

Emily's disdainful view of the kind of cultural



Persian Earth Onyx Torso





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obedience she tried to escape in her teenage years is something she has carried into her professional life; for her the contemporary art world is a disaffecting one, one where she sees a lack of respect for the ancient methods like stone carving. 'There is very little good quality figurative sculpting going on. Basically none, there's terrible kitsch... They can make a little maquette and then they take it to the technicians in Carrara or China, and they will do it with computers, they'll make the piece you've imagined already. But I don't do that,' she says.

As Grayson Perry touched upon in his Reith Lecture, *Nice Rebellion, Welcome In!* Emily says there is a

*The whole art world  
really has no idea what  
to do with me, I'm  
truly a maverick*

phenomenon today's art world of 'the professional transgressors', the artists that choose to be 'naughty' and value the power to shock above all else. The focus on art wholly as a commodity is something that she appears deeply troubled by; this recurring trend of artists selling on and selling out to 'the other guys, who LOVE to be naughty... I think that the artists of the last 20 or 30 years, a lot of them were the babies of Margaret Thatcher. [Thatcher] said "there's no such thing as society"... Everything is a marketplace. I think that everything we've had in the last 20 or 30 years has been part of that ideology... I don't want to be a part of that, I get by.'

She is worlds, even centuries apart from the conceptual approach of artists like Jeff Koons, who doesn't necessarily need to be in the same room as his pieces to see them come to light.

Having spent much of her career followed by the 'female' prefix, it was refreshing to see the Financial Times dub Emily "Britain's greatest living stone sculptor". Is sexism still an issue

for her as an artist? 'Completely. The whole system is run by fellas. The whole art world really has no idea what to do with me. I'm truly a maverick.'

Emily's latest exhibition, *Call and Response* at The Fine Art Society is described as a show about 'earth and humankind'. She

explores how 'every moment of every day and night humankind is called by the earth, and we respond to her.' The language can seem a bit hippy-mystic, but Emily's views are deeply pragmatic as they are holistic; she simply cannot abide how little consideration the majority offer to environmental

atrocities, 'We're destroying huge numbers of life forms on earth.. Someone's got to shout about this stuff, and I'm allowed to because I'm getting on a bit now and I'm an artist; oh and I'm a woman!', she laughs.

Her work is a protest in stone; a way of diverting the viewer's gaze from the navel to a larger sense of the world's history and posterity. 'One thing I want to do is to show great respect for the material, and not have it as my servant onto which I, a great superior being, I'm going to impose my will. That's a kind of imperialist view which anyone with two brain cells to rub together will realise is no way to treat the earth. If we don't treat her right; god knows she isn't going to treat us right.'

Emily Young's exhibition *Call & Response* at The Fine Art Society is on now until 27 August 2015; 148 New Bond Street W1S 2JT; [faslondon.com](http://faslondon.com)

Caramel Dark Face, sculpted from caramel onyx; below: Lady of the Mountain, onyx head







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# The resident RECOMMENDS

*Five of the best local restaurants and bars with a riverside view*



## 1 THE CHELSEA RIVERSIDE BRASSERIE

A refuge from traffic and smog, The Terrace at The Chelsea Riverside Brasserie makes a good choice for a quiet alfresco lunch. Positioned on natural wood sun decking, the area overlooks moored boats at Chelsea Harbour – a glittering sight on a cloudless day. The Terrace is open for breakfast, lunch and dinner, and you can enjoy drinks outside until 11pm at night.

Wyndham Grand SW10 0XG; 020 7300 8443; [chelseariversidebrasserie.co.uk](http://chelseariversidebrasserie.co.uk)

## 2 CHEYNE WALK BRASSERIE

This quaint Belle Epoque-style restaurant has long been a favourite of Chelsea residents for its comfortable setting and reliable French Brasserie dishes. The upstairs Salon area has a lovely green-foliaged view of the Thames, which contrasts with the interior's red chaise lounges and pendant lampshades.

50 Cheyne Walk SW3 5LR,  
020 7376 8787;  
[cheynewalkbrasserie.com](http://cheynewalkbrasserie.com)



## 3 THE BLUE BOAT

The Blue Boat's spacious terrace is the centrepiece of this lively pub, sat right by the water's edge on a popular western stretch of the Thames. Large parasols offer protection from the summer heat during the day and while fairy lights illuminate the area at night. However, we love it best for the gorgeous sunset views come evening time.

Distillery Wharf, Parr's Way W6 9GD, 0203 092 2090;  
[theblueboat.co.uk](http://theblueboat.co.uk)

## 4 THE CRABTREE

Since receiving a gastro-pub makeover, The Crabtree has cemented its place as the alfresco drinking spot of choice for locals. The huge beer garden set below weeping willow trees is filled with green shrubbery, making it a city sanctuary with pleasing river views. Keep an eye out for the famous hog roasts, or position yourself next to the outdoor bar for quick service.

Rainville Road W6 9HA; 020 7385 3929; [thecrabtreew6.co.uk](http://thecrabtreew6.co.uk)



## 5 THE WATERSIDE

Only a stone's throw from Chelsea Harbour is The Waterside bar and kitchen, a great outdoor setting decked out in comfy rattan sofas furnished with brightly-coloured cushions that overlook the River Thames. The pub is part of the Young's family so the food and drink choices are very affordable. There is a modern British menu, and stone baked pizzas too.

The Boulevard, Imperial Wharf, SW6 2SU; 020 7371 0802;  
[watersidelondon.com](http://watersidelondon.com)





# WILDE'S YEAR

*Author Philip Hoare harks back to 1895, the year when London belonged to Oscar Wilde, before it was taken away in the dock at the Old Bailey*





Oscar Wilde brightened the streets of Chelsea with his flamboyant dress sense

**I**magine, if you will, lowering your evening paper as you read on the tube, crammed into your seat on the way back home after a hard day at work – and glimpsing an extraordinary spectacle. A tall gentleman with a green carnation in his buttonhole, extravagant lustrous locks of hair, a fur-collared coat and knee high breeches, accessorised with a silver-topped cane and lavender gloves.

You might not be surprised by that sight in 2015. But back in the 1880s, the vision would have been startling, and all the more so when you realised, if you were an adept scrutineer of the gossip columns, that the orchidaceous personage, your fellow commuter – was Mr Oscar Wilde himself.

From 1887 to 1889, Wilde was editing *The Woman's World* magazine in the City, walking from his Chelsea home at 16 Tite Street to Sloane Square station where he would take the tube to Charing Cross, then walk to his office in Cassell's publishing

*Wilde was both an invention and an inventor of the modern notion of celebrity*

house, on Ludgate Hill, where he was acknowledged as the best dressed man on his arrival – at the remarkably early hour for him – 11am.

It's a measure of how much Oscar Wilde was both an invention and an inventor of the modern notion of celebrity that he was such a Londoner, for all his Irish birth. As a flâneur, an elegant wanderer of the streets, Wilde epitomised the modern city and what it could offer.

From the broad streets of Piccadilly, where he first became famous, parading down the street carrying a sunflower – the very emblem of the Aesthetic Movement of which he was the living cynosure – to the semi-village environs of bohemian Chelsea, to the darker alleyways of Fitzrovia or Soho where he sought his more private pleasures; the city belonged to Oscar. At no time more so than in his pomp and peak, the glorious year of 1895, when it seemed he had not only taken over London, but the country, and indeed the rest of the world.

It was a process hard won, and long fought for. At Oxford, Wilde had made himself evident with his 'blue and white china' remark and *Ravenna*, the poem for which he won the Newdigate Prize in 1878. Leaving college for the metropolis, he became a man about town, more famous for the way he looked than for what he had actually achieved. All that changed with his momentous 1881 lecture tour of America, ironically conceived by the D'Oyly Carte organisation as a means of promoting Gilbert and Sullivan's operetta, *Patience*, in which Wilde was satirised as the fey aesthete, Bunthorne.





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Wilde's home at 16 Tite Street was the epitome of his House Beautiful ideal, decorated with lavish golds and William Morris carpets

Like any modern pop group, Oscar broke America to make it big around the world. After a year-long tour – with over 100 public appearances, and many more private ones – Wilde returned to London far more famous than he had left it. He was absolutely recognisable, wreathed in his fame.

In 1884, to celebrate his marriage to Constance, and to mark the installation of the Wildes as the most stylish couple in town, Oscar began a new revamp. In June that year, the Wildes moved to 16 Tite Street. At first he asked James Whistler to decorate it for him; but the American artist, perhaps quite rightly, retorted, 'No, Oscar, you have been lecturing to us about the House Beautiful; now is your chance to show us one'. Wilde turned inevitably to Edwin Godwin, who had designed the startlingly modern interior of Whistler's house at 35 Tite Street, an airy and pale series of rooms in the high Aesthetic style. Wilde, of course, went one better.

The result was astonishing. Everywhere was white gloss, heightened with golds, blues and greens. Jewel-like Morris carpets covered the floors. The library was lavish evocation of Moorish style. Japanese feathers were inserted into the plaster. One room was entirely white, with a yellow ceiling.

The effect of this avant-garde statement was matched by the couple themselves. Wilde art-directed their forays with costumes which would put Lady Gaga to shade. When they were seen strolling down the King's Road in particularly medieval get-ups, Oscar in a many-buttoned brown suit like a page's costume, and Constance wreathed about in white feathers, Wilde reported that they were followed by 'a number of rude boys'. When one shouted, 'Hamlet and Ophelia out for a walk, I suppose!', Wilde retorted, 'My little fellow, you are quite right!'

How sudden the fall. Wilde's mistake was to believe in his own invulnerability. Even as he gave his final performance in

the dock at the Old Bailey, not an interior he ever thought he'd grace, it seemed he might avoid his fate. Friends encouraged him to flee England before he could be arrested. Frank Harris even claimed to have a boat ready on the banks of the Thames to ferry Oscar to freedom.

It was not to be. From seeing his name on West End theatre marquees with *The Importance of Being Earnest*, Wilde now saw his name disgraced in court reports from the Old Bailey. As a result of the prejudices of the time, he was sentenced to hard labour in Reading Gaol. The erstwhile dandy commuter, lion of the stage and the salon, was reduced to standing, shackled on the platform at Clapham Junction, openly jeered at by passersby for half an hour. One man spat in his face. It was a terrible contrast to his earlier promenades and tube rides. And a reminder of the fickleness of public opinion.

Even before he was sentenced, the contents of 16 Tite Street, including all Wilde's books and papers, were sold at auction at the insistence of his creditors. It was as if what Wilde had represented were being wiped from the national memory. My own mother, growing up in the 1930s, knew that his name meant something wicked – but she had no idea why.

It is hard to imagine now, in 2015, that a man might suffer so merely for the act of loving someone. But we do have his abiding revenge: his words, the ultimate vindication of a man who seemed to achieve everything so effortlessly – even his own downfall. Wilde died in his Parisian exile in 1900, aged just forty-six, having announced, 'If I were to outlive the century, it would be more than the English could stand'. Happily, England decided it rather liked him, after all.



Philip's book explores the Wilde scandal

Philip Hoare's *Wilde's Last Stand* is published by Duckworth. He will be giving a Proms Extra talk, *1895 and Oscar Wilde* at the Royal College of Music, 3 August, to be broadcast on Radio 3 that evening; Prince Consort Road SW7 2BS; [rcm.ac.uk](http://rcm.ac.uk)





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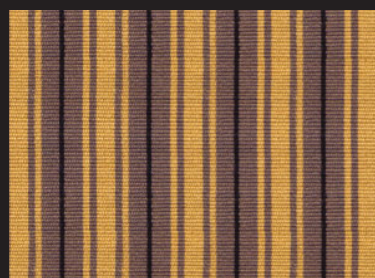
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# THE GREAT OUTDOORS

*Not many places in the world can compete when the sun is out in London. Here's where you can truly make the most of it*

## Best bars & restaurants

### The Ivy Chelsea Garden

The King's Road outpost of the famous Ivy restaurant has the most stunningly decorated terrace and orangery in west London. It certainly impressed our food reviewer, page 53. [theivychelseagarden.com](http://theivychelseagarden.com)

### The Magazine

Housed in an innovative curved structure designed by Zaha Hadid at the Serpentine Sackler Gallery, The Magazine restaurant also has a quiet outdoor space for dining. [magazine-restaurant.co.uk](http://magazine-restaurant.co.uk)

### Dock Kitchen

Stevie Parle's restaurant has an expansive cobbled terrace that overlooks the Grand Union Canal making it an inviting place for a chilled bottle of wine on a summer's day. [dockkitchen.co.uk](http://dockkitchen.co.uk)

### Yashin Ocean House terrace

Modern Japanese restaurant Yashin Ocean House on Old Brompton Road opens its terrace for the summer months, so guests can enjoy the head-to-tail sharing menu alfresco. [yashinocan.com](http://yashinocan.com)

### The Orangery at Kensington Palace

Overlooking the pristine Kensington Palace Gardens, The Orangery is the best place in London to enjoy an outdoor afternoon tea. Try the English Orangery Afternoon Tea, £26 pp. [orangerykensingtonpalace.co.uk](http://orangerykensingtonpalace.co.uk)

### Babylon restaurant

Located on the seventh floor of The Roof Gardens, Babylon's food menu isn't cheap, but it's always worth a visit for a cocktail on the terrace and a great view of the London skyline. [virginlimitededition.com/the-roof-gardens](http://virginlimitededition.com/the-roof-gardens)

The spectacular design of The Magazine restaurant was devised by architect Zaha Hadid





After a visit to Babylon restaurant, you can wander through the beautiful Roof Gardens; just make sure to call ahead: 020 7937 7994



Tooting Bec Lido is a popular destination when the sun is shining

## Best outdoor pools

### Shoreditch House

Yes, you have to be a member there to use it, but unlike many of London's outdoor pools, the open-air, blue-tiled 16m pool at Shoreditch House is open all-year-round.

[shoreditchhouse.com](http://shoreditchhouse.com)

### Hampstead Heath

Open-air swimming at Hampstead Heath is world renowned with its Ladies' Pond, the Men's Pond, the Mixed Pond and the Parliament Hill Lido.

[cityoflondon.gov.uk](http://cityoflondon.gov.uk)

### Hampton Pool

Hampton Pool is situated in two acres of woodland next to Royal Bushy Park, and features a main pool that is 36 metres long and a smaller learner pool.

[hamptonpool.co.uk](http://hamptonpool.co.uk)

### Tooting Bec Lido

A family favourite for many years now, Tooting Bec Lido is a popular destination for swimmers of all standards when the sun starts to shine, so get there early for a good spot.

[placesforpeopleleisure.org](http://placesforpeopleleisure.org)

### Serpentine Lido

Located in Hyde Park, the Serpentine Lido has been a part of popular culture for over a century, offering the perfect spot to sunbathe as well as have a dip.

[serpentinelido.com](http://serpentinelido.com)

### King's Cross Pond Club

The newest addition to the outdoor pool scene on the list, King's Cross Pond Club is actually an art installation in the form of a chemical free pond - right in the heart of the area.

[kingcrosspond.club](http://kingcrosspond.club)



Hampstead Heath has long been a swimmer's paradise

## V&A GARDENS



### Down in Mexico

Visit the latest V&A installation at the John Madejski Garden as part of the London Design Festival. Created by Mexican architect Frida Escobedo, the pavilion is named 'You Know You Cannot See Yourself So Well As By Reflection', created to mark the Year of Mexico in the UK.

[londondesignfestival.com](http://londondesignfestival.com)





Proms in the Park takes place 12 September

## Best outdoor events

### Panorama at Notting Hill Carnival

On Saturday the 29 August, there will be an open air evening of steelpan bands and performers held at at Emslie Horniman Pleasance park, Bosworth Road, W10.

[thelondonnottinghillcarnival.com](http://thelondonnottinghillcarnival.com)

### Alice's Adventures in Wonderland

Catch the last days of Lewis Carroll's Alice's Adventures in Wonderland in the open-air theatre surroundings of Opera Holland Park, running until 2 August.

[operahollandpark.com](http://operahollandpark.com)

### The Nomad Cinema

Brompton Cemetery, Hoxton Hotel, Meantime Brewery, Fulham Palace... Just some of the locations for The Nomad Cinema's summer pop-up cinematic adventure.

[whereisthenomad.com](http://whereisthenomad.com)

### Regent's Park Open Air Theatre

We've already been this year to see the enchanting Peter Pan, and during August Regent's Park's unique open-air theatre will be staging *Seven Brides for Seven Brothers*.

[openairtheatre.com](http://openairtheatre.com)

### Proms in the Park

On Saturday the 12 September, BBC Proms returns to Hyde Park for a live show hosted by Sir Terry Wogan with performances from The Jacksons and more. Tickets from £41.50.

[tickets.royalalberthall.com](http://tickets.royalalberthall.com)

### Proms On the Roof

On the 5 and 12 August, The Roof Gardens will be showcasing a series of classical music performances 100ft above London on the top roof of the building. tickets from \$29.50.

[virginlimitededition.com/en/the-roof-gardens](http://virginlimitededition.com/en/the-roof-gardens)



## PSYCHEDELIC ARCHITECTURE

### Serpentine Pavilion

If you've yet to visit, there's still plenty of time (until 18 October) to see the kaleidoscopic summer Pavilion by architects José Selgas and Lucía Cano, entry is free.

[serpentinegalleries.org](http://serpentinegalleries.org)



## Best health &amp; fitness

**Vogue d'Argent**

This summer, the City's Coq d'Argent is teaming up with House of Voga to host monthly Voga classes. Not sure what Voga is? A fusion of yoga and 'voguing' to an 80s soundtrack. [coqdargent.co.uk](http://coqdargent.co.uk)

**Gorilla Circus**

The Flying Trapeze School (below) will be returning to Regent's Park this summer, where anyone can join the Gorilla Circus and learn to fly during a two-hour class. Priceless fun. [gorillacircus.com](http://gorillacircus.com)

**Online**

For more photos from this feature visit [theresident.co.uk](http://theresident.co.uk)



Strike a pose at Coq d'Argent this summer

**Hyde Park Military Fitness**

British Military Fitness runs up to 16 outdoor classes in Hyde Park each week, teaching fitness techniques and exercises used in the military. Check the website for details. [britmilfit.com](http://britmilfit.com)

**Holland Park's outdoor gym**

If you want to work up a sweat outdoors but prefer to go solo, visit Holland Park's free outdoor gym. It can be busy in the summer months, but on the plus side, it's free. [wicksteed.co.uk](http://wicksteed.co.uk)

## Best adventures for families

**Unexpected Hill**

For something a little more high-brow, Unexpected Hill is a bold urban installation made from ceramics at the Royal Academy of Arts – the public are invited to occupy it. [royalacademy.org.uk](http://royalacademy.org.uk)

**Full of spice at Kew**

Discover the botanical origins of a series of spices at Kew Gardens. There will be lively performances and workshops in Kew's special Spice Exchange structure until 6 September. [kew.org](http://kew.org)

**Urban Beach**

London's Royal Docks is having a summer transformation, with a stretch of sand providing a free, family-friendly day out for Londoners wanting the seaside experience. [londonroyaldocks.com](http://londonroyaldocks.com)

**Butterflies at the Natural History Museum**

Wander through the National History Museum's tropical butterfly house at the Sensational Butterflies exhibition, tickets from £5.90, running until September. [nhm.ac.uk](http://nhm.ac.uk)

**Notting Hill Carnival Sunday Parade**

Carnival is one of the most hectic weekends of the year, but Children's Day on 30 August offers a chance for the children's parade to show off some incredible costumes. [thelondonnottinghillcarnival.com](http://thelondonnottinghillcarnival.com)

Visit Children's Day at Notting Hill Carnival





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# HOMES

{WHAT TO BUY AND HOW TO STYLE IT }



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## SUMMER LIVING

*Bring the holidays home with exotic interiors*

It's a familiar feeling for most of us: the post-holiday blues. What about, however, bringing all the things you loved home with you? Kara O'Reilly does just that in this issue, compiling three pages of ideas inspired by holidays past and present. Also this month we find out how to introduce nautical designs into the home without overdoing it on the kitsch sailor front; think deep sea blues and elegant rattan chairs



#### Cruise collection

For a luxury yacht feel, embrace Jonathan Adler's colourful, contemporary homewares collection. Here, he combines the Channing buffet table (£2,950), Albert rug (£3,200), Jackson wallpaper (£300 per roll) and Slim Aarons wall-mounted print (from £1,495) to brilliant effect. Add in the Barcelona table lamps (£585), Louis arm chairs (£1,295) and anchor needlepoint cushions (£165 each) for an even greater impact.

Stores in Chelsea and Westbourne Grove, or buy online at [uk.jonathanadler.com](http://uk.jonathanadler.com)

# AHOY SAILOR!

*Embrace the blue hues of summer and get your home ship shape with these nautical-inspired interiors ideas*

Words VICTORIA PURCELL





### JUST A SPLASH

Dash & Albert's nautical-themed cushions (£63 each) are made of weather-resistant polypropylene and have been UV-treated, so they can be used indoors and out. Dot them about your home, conservatory or patio for a splash of summer fun. There's even a matching tote (also £63)!

For your nearest London stockist see [dashandalberteurope.com](http://dashandalberteurope.com)

### COLOURFUL KITSCH

This Orient Line Trans Pacific wall mural, from the P&O Heritage collection at Surface View, starts at £60 per sq m.

Every mural is made to measure and available in a variety of finishes, from satin smooth to linen textured, and the collections range from vintage photography to images from the V&A.

See [surfaceview.co.uk](http://surfaceview.co.uk)



### Seaside whimsy

Design duo Keith Stephenson and Mark Hampshire – aka Mini Moderns – create prints inspired by travel and childhood memories across a range of wallpapers, fabrics, cushions, rugs and ceramics. What better way to evoke that sense of seaside whimsy than with their Whitby Lido wallpaper (£45 per roll) and matching cushions (£35 each)?

For London stockists, or to buy online, see [minimoderns.com](http://minimoderns.com)





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## HOME FROM THE HOLIDAYS

# MOORISH IN MOOD

*Recreate your holiday home with these great global buys. Whether you are inspired by the vibrant patterns and colours of the souk...*

Story KARA O'REILLY



**THIS PAGE:** Clockwise from top left: Acid green lattice lantern, £55, [ijlbrown.com](http://ijlbrown.com); Wall-mounted Kasba tealight holder, £69, [rocketstgeorge.co.uk](http://rocketstgeorge.co.uk); Terre Marbree jug, £55, [divertimenti.co.uk](http://divertimenti.co.uk); Lucas table lamp base, £70, with silk ikat shade, from £90, [pooky.com](http://pooky.com); Votive holder, £14.99, [yankeecandle.co.uk](http://yankeecandle.co.uk); Terracotta tagine, £15, [tesco.com](http://tesco.com); Catarina ikat wing chair, £2,500, [arumfellow.com](http://arumfellow.com)





**THIS PAGE:** Clockwise from top left: Juliet hammock, £90, [outthereinteriors.com](http://outthereinteriors.com); Huella tiles, £14.40 each, [bertandmay.co.uk](http://bertandmay.co.uk); Mother-of-pearl bedside drawers, £349, [atkinandthyme.co.uk](http://atkinandthyme.co.uk); Peacock woven chair, £1,495, [indian-ocean.co.uk](http://indian-ocean.co.uk); Moroccan Peacock Crosses linen cushion by Georgia Bosson, £60, [quirk.co.uk](http://quirk.co.uk); Mother-of-pearl console table, £999, [featherandblack.com](http://featherandblack.com); Pols Potten plates, £7 each, [johnlewis.com](http://johnlewis.com); Handmade ceramic bowl, £18.99, [roullierwhite.com](http://roullierwhite.com); Moroccan mirrored side table, £140, [orangetreedirect.co.uk](http://orangetreedirect.co.uk)



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*Photo by Aimee Birnbaum*

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HOME FROM THE HOLIDAYS

# RIVIERA CHIC

*...or prefer the timeless pairing of azure and white for a summer-in-the-Med feel*



**THIS PAGE:** Clockwise from top left: Enamelware plates, from £14 each, [inescole.com](http://inescole.com); Jug by Ali Tomlin, £32, [absoluteabode.com](http://absoluteabode.com); Embossed fish plate, £15, [joannawood.co.uk](http://joannawood.co.uk); Tuscany champagne glasses, £7 each, [thewhitecompany.com](http://thewhitecompany.com); Cupboard pull, £3.50, [marksandspencer.com](http://marksandspencer.com); Tolix A chair, £200, [conranshop.co.uk](http://conranshop.co.uk); Henley shutter sideboard, £1,195, [contentbyterenceconran.co.uk](http://contentbyterenceconran.co.uk); Apothecary lamp, £125, [loaf.com](http://loaf.com); Needlepoint cushion, £98, [uk.jonathanadler.com](http://uk.jonathanadler.com)



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or to request free samples or a catalogue





## RUGGED UP

Sanderson has launched four new designs to add to its ever-growing range of wool rugs, which are designed to complement some of its most popular pattern collections. There's something for everyone – whether that's the so-now Manila design with its bold jungle-like foliage, or the more classical Giulietta, based on a damask print. Prices from £425.

[sanderson-uk.com](http://sanderson-uk.com)

## Mini Trend: 70s house plants

Retro styling means indoor plants are making a comeback



Artificial fern houseplant, £29, [midefleur.com](http://midefleur.com)



Mini Victorian greenhouse kit, £24.95, [another-studio.com](http://another-studio.com)



Knotted rope plant holder, from £15, [eleanorbolton.com](http://eleanorbolton.com)

# HOMES NOTEBOOK

*Kara O'Reilly brings you the latest interior news*



### Artisan Appeal

Craft is back in vogue with people again appreciating the beauty and collectability of individually hand-crafted items made by skilled artisans. If you are new to the whole scene, a brilliant starting point is Contemporary Applied Arts ([caa.org.uk](http://caa.org.uk)), which showcases some of the best British designer-makers; but you should also take a look at the newly launched Home of Artisans. Founded by Belinda Hall, it's a web-based marketplace intended to represent and sell one-off and limited-edition works by crafts-makers from all around the world. There are currently 45 vetted makers on the site, with plans to add to them.

[homeofartisans.com](http://homeofartisans.com)

## Pure and Simple

I have always had a soft spot for East London's Labour & Wait, which has the knack of making enamel milk pans and balls of string completely desirable. Well, now it has a West London rival in the shape of Native & Co. Co-owned by Taiwan-born and British-Japanese product designers, Sharon Jo-Hun Hung and Chris Yoshiro Green, the Notting Hill store opened last December and ever since has been selling the kinds of pared-down homewares you can usually only find in Japan and Taiwan. I challenge you to visit without buying one of its gorgeous enamel kettles...

116 Kensington Park Road W11 2PW; [nativeandco.com](http://nativeandco.com)





# NOVEL *inspiration*



*Make the most of summer with these excellent reads selected by Sheila O'Reilly of Dulwich Books, voted the UK's Best Independent Bookshop in 2014*

**Best  
for the  
beach**



## A Spool Of Thread

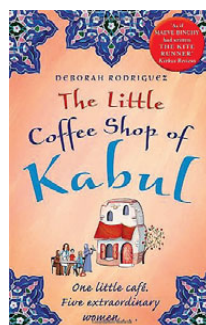
by Anne Tyler

The main action of this book takes place in a suburban neighbourhood of Baltimore and revolves around the life and history of the Whitshank family. Once again we find ourselves on a domestic stage in a provincial 'theatre' experiencing the humdrum lives of three generations of ordinary folk. But there is nothing ordinary or humdrum about Tyler's novel. We are pulled into the emotional web of the Whitshank family as if it were our own and I defy anyone not to recognise aspects of themselves and their families in among the hopes, fears, intrigues and endings.

## The Little Coffee Shop of Kabul

by Deborah Rodriguez

A compelling read about the goings on in a coffee shop in Kabul with an authentic feel to the stories. Rodriguez pulls on her experiences to offer a glimpse into life for women in Afghanistan. This novel is primarily about five characters dealing with the issues and challenges for women in Afghan culture and how little has changed over the centuries, despite the wars. It's a powerful novel that reads like a biography as you bond with the characters, feel for them and want them to succeed. Essential reading.



## Six great local bookshops for browsing...

### Daunt Books

158-164 Fulham Road SW10 9PR;  
020 7373 4997; [dauntbooks.co.uk](http://dauntbooks.co.uk)

### South Kensington Books

22 Thurloe Street SW7 2LT, 020 7589 2916;  
[kensingtonbooks.co.uk](http://kensingtonbooks.co.uk)

### John Sandoe Books Ltd

10 Blacklands Terrace SW3 2SR,  
020 7589 9473; [johnsandoe.com](http://johnsandoe.com)

### Belgravia Books

59 Ebury Street, Victoria SW1W 0N,  
020 7259 9336; [belgraviabooks.com](http://belgraviabooks.com)

### Hatchards

187 Piccadilly W1J 9LE, 020 7439 9921;  
[hatchards.co.uk](http://hatchards.co.uk)

### Slightly Foxed

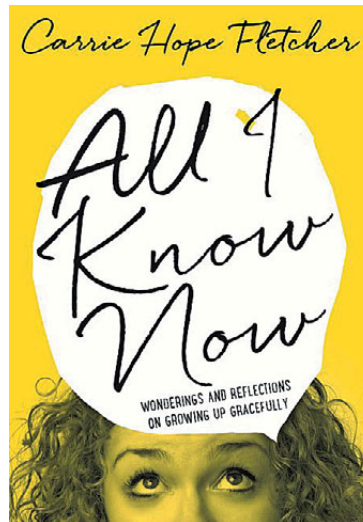
123 Gloucester Road SW7 4TE,  
020 7370 3503; [foxedbooks.com](http://foxedbooks.com)



## All I Know Now

by **Carrie Hope Fletcher**

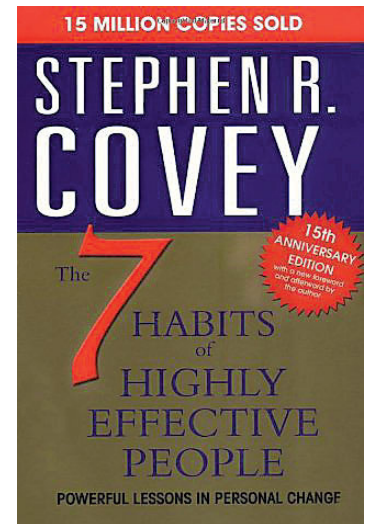
Where was Carrie Hope Fletcher when I was growing up? Reading *All I Know Now* is like chatting to and getting advice from a friend and will give a huge amount of comfort to teenagers and adults alike.



## The 7 Habits of Highly Effective People

by **Stephen R. Covey**

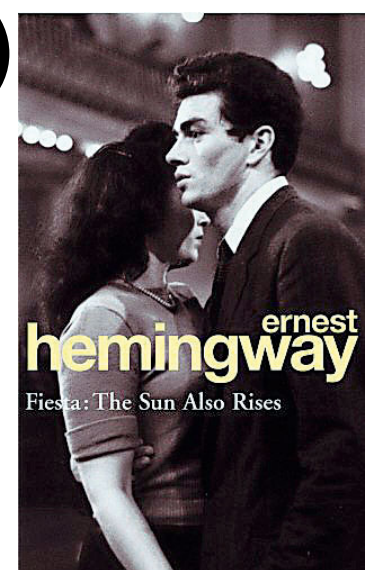
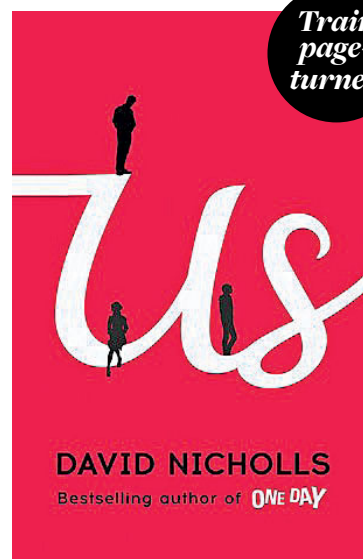
This is a book that I go back to time and time again to help me refocus in my working life. It's inspirational, practical and easy to read, which makes it a really useful book to keep at your side and dip into regularly.



## Us

by **David Nicholls**

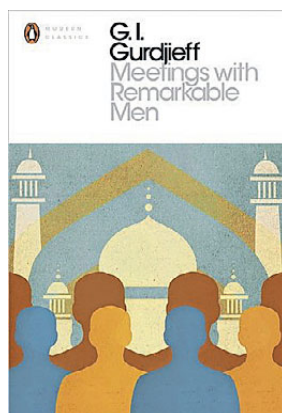
Arguably one of the major summer reads of 2015 as the author of *One Day* brings to bear all the wit and intelligence that graced that novel in this brilliant, bittersweet novel about love and family, husbands and wives, parents and children.



## Fiesta: The Sun Also Rises

By **Ernest Hemingway**

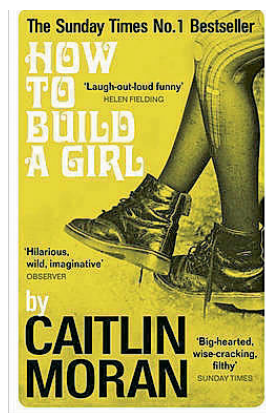
Set in Paris and Spain in the 1920s, this is an intense, magnificent novel that established Hemingway as a writer of genius, and set him on the way to being one of the greatest literary novelists of the 20th century.



## Meetings With Remarkable Men

by **G. I. Gurdjieff**

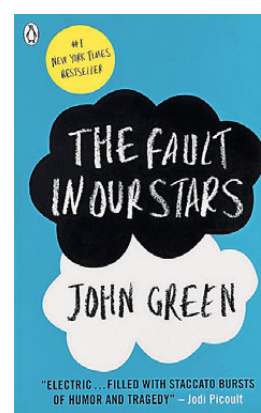
This is the second volume by inspirational teacher Gurdjieff and was adapted for film in 1979 by Peter Brook. It's partly a travel book and part conversational, as he recounts his meetings with some remarkable men, but it's entirely thought provoking.



## How To Build a Girl

by **Caitlin Moran**

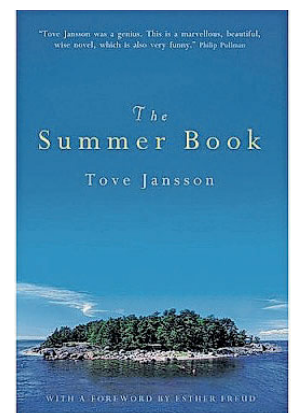
This is a hilarious account by an author who knows how to tell a brilliant story as we follow the trials and tribulations of Johanna Morrigan, who at the age of 14 decides she wants to reinvent herself as the fun, fast-talking Dolly Wilde.



## The Fault in Our Stars

by **John Green**

Insightful, bold, irreverent and raw are words that give you a sense of this fabulous novel. It's also heartbreakingly yet brilliantly funny as we explore the thrilling and tragic business of being alive, in love and faced with terminal cancer.



## The Summer Book

by **Tove Jansson**

Written in a clear, unsentimental style, full of brusque humour and wisdom, this profoundly life-affirming story follows a grandmother and her six-year-old granddaughter as they spend the summer on a tiny island.



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# TOM PARKER BOWLES

*Holiday inspiration? London has it in spades*

**F**or many, it's the city forged in the bowels of hell; grimy, grim, chaotic and cacophonous, a punishment rather than pleasure. And sure, back in the 80s, Naples was, in the words of legendary New York Times scribe, RW Apple Jr, 'the city that Italy forgot and everyone else avoided.'

But it's better now. Things still move at that manic pace, but there's joy here, the sexiest of Italian cities, with the broadest of smiles and thickest of winks. It also has the best food in the land. Seriously. 'Food, for the Neapolitans,' writes Norman Lewis in his masterpiece Naples '44, 'comes even before love, and its pursuit is equally insatiable and ingenious.'

Ok, I may be biased. For the first 15 years of my life, it was both the start and end of our summer holiday. For me, it was always magical and I still return every year. For pizza, the original and the best. At Da Michele, hardly an insider secret, but a place where puffy, blistered crusts meet thin, chewy base, coated with a thin smear of fresh tomato sauce, and great pools of molten mozzarella.

Then there's Da Dora, hidden away in a winding backstreet behind the seafront. Here, the spaghetti vongole is more religious icon than mere dish, the pasta firm to the bite, the clams plump and sweet and beautifully seasoned. Dinner at Mattozzi Europeo, an espresso cup's hurl from the port, for fragaglie, tiny fried fish, and stewed octopus. The next day, lunch at Antica Cantina Del Gallo, in Rione Santina, a part of Naples far removed from the usual tourist trudge. Neapolitan ragu, more good pizza, fine tripe. And



Stunning setting, even better food: The River Café offers a taste of the Med

when Naples becomes too much, a journey down the coast to Da Adolfo, off the coast of Positano, perhaps my favourite restaurant in the world.

So where can we find this simple, Southern Italian food in London? Things do taste rather different when faced by smoggy urban sprawls, rather than deep azure Mediterranean seas, but Franco Manca do a good Neapolitan pizza, made with a proper sourdough starter, and San Marzano tomatoes.

Then to Bocca di Lupo in Soho, for pasta with clams. Locanda Locatelli never fails to delight, with dishes often drawn from those Neapolitan streets. And The River Café, of course, for oozing mozzarella, incredible fish and pasta, and the best tomatoes in town. Trullo in Highbury does wonderful things to very fresh fish over hot coals, Rotorino in Hackney has serious mussel pasta (and lots else too), while Zucca in Bermondsey never fails to delight.

If you can't make it to Naples anytime soon, these places will at least give you a whiff, bite and whisper.

## THE RESIDENT RECOMMENDS

### Franco Manca

The pizzas at Franco Manca are made from slow-rising sourdough and baked in a wood-burning 'tufae' brick oven, which was made by 'specialised artisans from Naples' and gets as hot as 500C. They are unmissable.

91 Old Brompton Road SW7 3LD,  
020 7584 9713; [franco-manca.co.uk](http://franco-manca.co.uk)

### mamma anna & co

This small family-run Italian deli is an absolute delight; at their 'Lab' in west Kensington, the family cook up treats like quiche with mortadella and courgettes, bags of reginette pasta and beautiful crostatas.

3 Charleville Road W14 9JL, 020 7998 7977;  
[mamma-anna.co.uk](http://mamma-anna.co.uk)

### Acciuga

Acciuga doesn't actually focus on Neapolitan cuisine, instead serving dishes inspired by the regions of Liguria, Piedmont and Tuscany, but trust us, the chefs know their pasta; even A.A. Gill is a fan.

343 Kensington High Street W8 6NW,  
020 7603 3888; [acciuga.co.uk](http://acciuga.co.uk)





# SISTER ACT

*In 1990, the Panjabi sisters made food history in London with their upmarket Indian restaurant, Chutney Mary and now, they've gone and spiced things up again*

Words SUDI PIGOTT



**M**ove over Hemsley sisters. The original culinary siblings are Namita and Camellia Panjabi of MW Eat, the group behind Chutney Mary, Masala Grill and many more. The pair have worked together since 1990, changing the face of Indian-style dining in London.

Both are Cambridge economics graduates. And both were already extremely high achievers in India before the restaurant idea was born. 'There were only us two sisters in the family and we were brought up to believe there were no limits to our potential,' Namita tells me.

Namita was India's first female merchant banker and went on to have a career in fashion and merchandising, pioneering the development of Indian fashion and design in Western products.

Her jewellery designs were a hit in Harrods and Harvey Nichols. Meanwhile Camellia ran the marketing of Taj Hotels, opening more than 30 restaurants including Bombay Brasserie in London.

Chutney Mary was born out of high romance; a life-altering conversation at Namita Panjabi and Ranjit Mathrani's wedding. Despite having been a fan of the mould-breaking Chelsea restaurant which redefined and raised the bar of Indian cuisine in London ever since it opened in 1990, twenty five years ago, this was news to me. As Camellia explained, Ranjit's best man at their wedding in Mumbai was the restaurateur Neville Abraham, former

owner of Chez Gerard group, who were big players back in the late 80s and 90s. Neville was born in Mumbai too and adored the food of his childhood. He

suggested to Namita that they combine his restaurant expertise with her inside knowledge of authentic Indian cuisine to collaborate. The idea for Chutney Mary specialising in

Anglo-Indian cuisine was born; a restaurant with a wholly Indian kitchen, food plated in a British style and a London approach to front of house.

The name Chutney Mary referred to the kind of Indian woman of the British era who enjoyed the Anglo culture and was very modern and playful. To the

*Diners at Chutney Mary included Richard Burton and Camilla Parker Bowles*





Masala Grill restaurant recently opened on the original King's Road site of Chutney Mary



Masala Grill's thick and crispy fried squid

Punjabi sisters, this epitomised Chutney Mary's approach; something very different to other Indian restaurants in London at the time. 'We were considered quite racy and radical,' laughs Namita.

The place was a sensation when it first opened. Setting the scene for elegant Indian cuisine with fine dining service, it started a trend for other Indian chefs – including now hugely well-known names such as Atul Kochhar, who'd trained in top Indian hotels – to come to the UK

and open their own restaurants.

The signature dishes that drew the crowds when Chutney Mary first hit London 25 years ago were the kind the sisters enjoyed at home; bangalore bangers and mash, salmon kedgeree and rogan josh. Gradually, they came to specialise in regional and coastal Indian cuisine which was then unknown in London restaurants. Robbie Williams used to request takeaways for his flights and regular diners included Richard

Burton and Camilla Parker Bowles.

For a long time Namita lived in Chelsea and the sisters used to enjoy visiting the Chelsea Physic Garden, 'it is so peaceful and serene,' remembers Camellia. 'These days, when I am in the area I love to hang out at The Colbert, it is so lively and sophisticated.'

The decision to move Chutney Mary to St James's was largely practical as their lease had come to its end. Customers had been asking the sisters to move more centrally for a long time, yet the landlord was keen that they retain their presence for devoted locals. Hence the development of Masala Grill on the original site with a focus on more home-style dishes for regulars including the fabulous pani puri (crispy shells filled with lentils and chutney), family style curries such as mustard seed chicken





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Above:  
The dramatic  
interior of the  
new Chutney Mary  
in St James's  
Left:  
Chutney Mary's  
Shahi Nihari  
Chicken Soup

korma, biryanis and thalis. It is decorated with textiles in warm shades of amber and red Namita hand-picked during her travels in Rajasthan together with some artefacts and sculptures from their own homes. The famous conservatory is now strung with streamers and still has the beautiful ficus tree from the original restaurant growing, now 40 years old. There's a new, beautiful large dining area that can be shut off with mirrored doors for private dining too.

The new Chutney Mary sits fittingly on the site of the original Prunier restaurant. Madame Prunier was one of the first female restaurateurs in London arriving from Paris in 1936. Its menu reflects how differently people like to eat now – light yet sophisticated – juxtaposing plenty of seafood (sauteed Cornish crab in garlic butter, grills (including Amritsar style sea bream with crisp skin and plenty of red chilli), fish options from Dover Sole to lobster cooked on the tandoor. The menu also celebrates slow cooking with more

elaborate dishes for the evening, 'I like to think we are very contemporary,' elaborates Camellia, 'we even have a quinoa lemon pilaf.'

Traditional Indian sweet dishes are adapted in clever and irresistible new recipes: salted caramel kulfi and my favourite, carrot halwa, re-imagined as a soufflé. New too are playful tiffin bar snacks served at the huge Pukka Bar, including chilli cheese toast, which Namita insists is one of her absolute favourite home supper snacks. It sounds rather like Namita's take on Welsh rarebit made with egg yolk, mustard, Cheddar cheese, green chilli and a little beer to make it puffy.

'Travel is very much part of our lifestyle and the food is an accumulation of all of our travels. The very best food is to be found in the homes of our friends, at street stalls as well as

Maharaja palaces. All provide inspiration,' Namita explains.

Despite the stress, Namita claims she thrived on the planning of the new Chutney Mary, 'sometimes the journey is the most exciting part. We spent four months chipping away at the 8,000 square foot interior and took it right back to how it was when first built. The ceiling is now higher and the windows even larger. It was transformed.'

The sisters are sanguine about why they work together so well as sisters, as Namita sees it, 'We have very different strengths which dovetail well. Besides

being a brilliant cook, Camellia [author of *50 Great Curries of India*] is very good at taking a helicopter view, being intuitive and looking ahead, predicting trends.

Whereas I am much better at setting style and thinking about the detail and presentation of dishes and the interior. We talk food all the time. Of course, we argue and disagree, yet we laugh a lot too. I couldn't imagine working any other way.'

*I like to think we're  
very contemporary,  
we even have a  
quinoa lemon pilaf*

Masala Grill, 535 King's Road, Chelsea, SW10  
OSZ 020 7351 7788; masalagrill.co  
Chutney Mary, 73 St James's Street, SW1H 1PH  
020 7629 6688; chutneymary.com



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# THE IVY CHELSEA GARDEN

Words ALEXANDER LARMAN

**P**robably the most exciting arrival in SW3 since the day that Oscar Wilde set up on Tite Street, The Ivy Chelsea Garden lives up to anticipation and then some. Following on from the legendary celebrity haunts in the West End and Covent Garden, it was always going to be difficult to maintain the reputation for good food and service that goes several extra miles to make the evening a special one, but it's all here – and with an unexpected bonus. Readers, it is my duty to tell you this: the prices here are exceptionally kind indeed.

The interior is very much along the same lines as the progenitor. The banquettes are comfortable and of generous width and the ambience is bustling and friendly. The service is charm itself; there are few people on the floor here who would not be picked by Fred Sirieix or Michel Roux for their next TV series in the art of making their guests feel very welcome indeed.

Even if the food had been mediocre, in a sense it wouldn't have mattered. But for what it's worth, it wasn't. Happily, the determinedly old-school menu sticks to the traditions that the Ivy has established so well; thus, the



The ornate field mixed salad

shepherd's pie is still one of the best in London, and the parmesan and truffle chips have the air of a well-heeled dowager showing her pretenders that she, too, can still cut the mustard.

Normally, a large menu in a restaurant spells either a sense of panic or a quiet confidence. Here, self-assurance is not only the guiding spirit of how the restaurant operates, but a watchword that imbues every dish and every motion of the staff.

Criticism is hard here. The crispy duck salad that I started with was pleasant but perhaps a tad mundane. The wine list, however, is flawless; a Malbec that appeared, as if by magic, had the silky vanilla flavour of a superb vintage without any of the tannin burn. And my espresso martini was superb, it does everything it can to pep you up with few of the caffeine-fuelled consequences.

It seems The Ivy in Chelsea is here to stay. I'd wager Oscar would have been proud to raise a glass to it.

197 King's Road, Chelsea SW3 5EQ;  
theivychelseagarden.com

## COST

Dinner for two around £120  
with wine

## GOOD FOR...

People-watching at the  
Chelsea cousin of London's  
most iconic restaurant

## WHAT TO EAT...

The shepherd's pie is the  
signature dish, so at least one  
of you needs to try it

## WHAT TO KNOW...

If it's fine weather, eating  
outside is a joy, but the clubby  
interior is marvellous too

## RESIDENT RATING

★★★★★





# THE FAST TRAIN TO PROVENCE

*Skip the queues, pass on the aeroplane food, forget low-cost cattle class. Now the only way to travel to the South of France is by train*

*Words* JEMIMA BOOST

I don't know whether it's my love of Agatha Christie murder mysteries or a certain nostalgia for classic movies but, dead bodies aside, I've always thought trains to be the most romantic way to travel.

The benefits of rail over air are clear. Less carbon footprint, no transfers, no queues at check-in and no luggage allowance. There is, however, a common misconception that getting a train abroad can be a bit of a faff. Wrong. Thanks to Eurostar's summer route to Provence, a weekend of sipping rosé overlooking lavender fields is within very civilised reach — a mere five hours and 49 minutes — as I discovered on a recent jaunt to Les-Baux-de-Provence, near Avignon.

Just to ensure that the whole weekend was as easy as can be, we started our trip with an overnight stay at The Great Northern Hotel ([gnhlondon.com](http://gnhlondon.com)), which

is quite literally a hop, skip and jump from the Eurostar terminal in St Pancras. Within half an hour of rolling from our crisp white beds, we were greeted at the platform by the chicest of stewardesses and a rack of free magazines, ready to board the 07.15 to the south of France.

*Days at the Domaine de Manville are spent lazily by the pool*

There could be few better places to find oneself after almost six hours on a train than Domaine de Manville, a newish boutique hotel just below the medieval town of Les Baux-de-Provence. It epitomises all that you would want from a weekend bolthole in France — speckled sunlight dappling through

cypress trees and acres of surrounding countryside and an inviting pool.

Despite its golf course, the hotel's buildings are far enough away from those who'd rather avoid fairways and plus fours, and instead centre around a charming courtyard shaded by centuries-old trees. This is the view that will greet you from the sleek modern bedrooms.

Much like train travel, I have high hopes for hotel breakfasts and am easily disappointed. But Domaine de Manville did not let me down. Breakfasts are exceptional. Held in the magical winter garden, an extraordinary giant conservatory bathed in morning sun light and decorated in bleached timber furniture, the meal consists of flaky croissants and brioche made by the pastry chef, honey dripping from honeycombs from the hotel's own hives and thick local yoghurt.





Take a dip in the heated swimming pool



## TRIP NOTES

A classic room at Domaine de Manville ([domainedemanville.fr](http://domainedemanville.fr)) starts from £268 between June and September. Return fares on Eurostar start at £89 return to Lyon and £99 return for Avignon and Marseille, visit [eurostar.com](http://eurostar.com) or call 03432 186 186

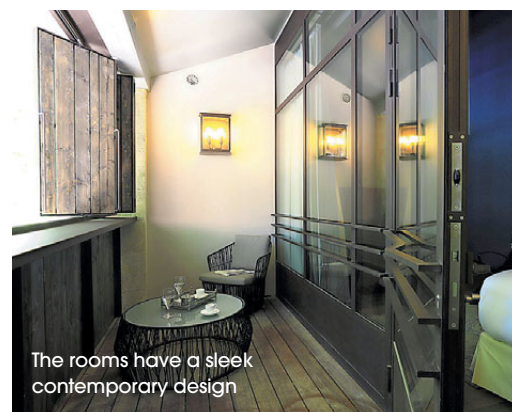
Chef Steve Deconinck's food can be enjoyed on the dining terrace.

When it comes to lunch, things are kept casual. There's The Bistro, where golfers stop for refreshments or to count up their score at the end of a round. Chef Steve Deconinck then takes the reins for dinner; he comes from nearby Michelin-starred Chez Bru, and has a stint with Ferran Adrià on his CV. Cooking is very much of the haute cuisine variety, tiny neat portions presented with the utmost care. You'll find the likes of local lamb, crab and veal complemented by organic vegetables and washed down with crisp Provençal wines.

Days at Domaine de Manville — for non-golfers — are spent lazily lying by the pool or in the spa. This is a polished, sleek retreat of a space. There's a small lap pool, Jacuzzi, sauna, steam room and peaceful treatment rooms. The spa uses all its own products and massages are stellar, every crevice of your stressed-out London back will be kneaded gently by the therapists.

If you feel the need to explore, soak up some culture at the nearby medieval village of Les Baux des Provence. Sparsely populated and impervious to change, Les Baux's cobbled streets wind around higgledy-piggledy houses that have been in the families who live there for hundreds of years.

Although the second busiest village in France, when we visit there is a steady



The rooms have a sleek contemporary design

stream of visitors walking in and out of the shops that sell tourist tat, enormous slabs of nougat and pretty pottery. There's a handful of low-key restaurants such as La Reine Jeanne, which serves local specialties like seafood laden in garlicky mayonnaise on a sunny terrace.

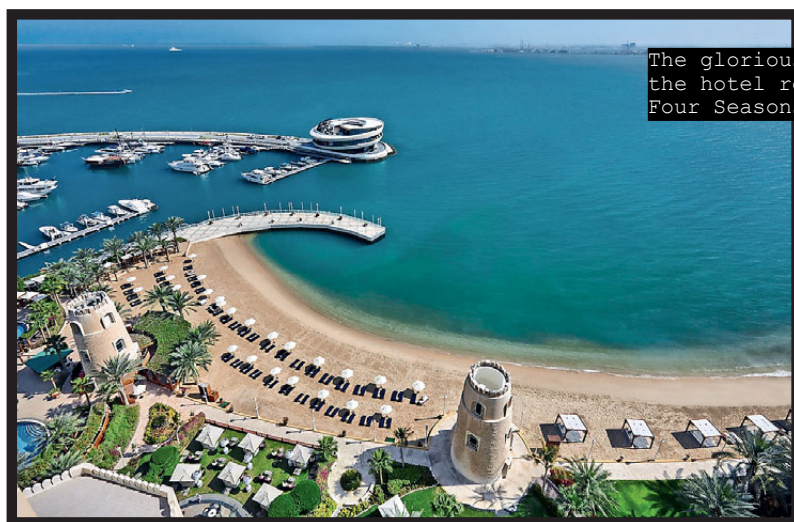
Other contemporary incursions include the Santon Museum, housing figurines illustrating the traditions of Les Baux, and several art galleries, of which the most spectacular is the Carrières de Lumières, which hosts multimedia 'shows' aka paintings projected on the cave's walls. The highlight for me was the ancient castle ruins, which balance on the craggy hillside overlooking the Alpilles National Park.

Looking out over the acres of green pasture you'll be as bewildered as I was that all this is only a quick train ride away from King's Cross. It would take longer to get from London to Scotland and you'd be faced with an entirely different prospect for the weekend.



Domaine de Manville is more than a golfer's haven





The glorious beach view from the hotel room balconies at Four Seasons Hotel Doha



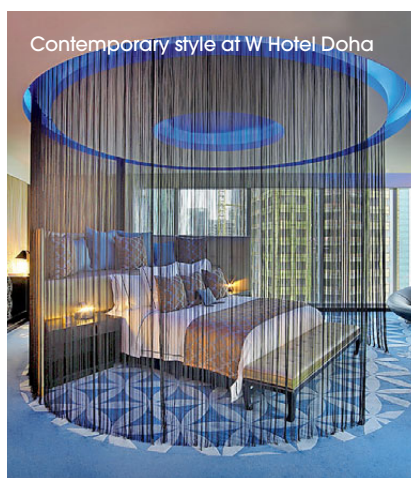
# RICH PICKINGS

*Behind the gleaming exterior of Doha's palatial buildings lies a city of depth and culture*

Words KAT HOPPS

**L**ike cities with soul. Grid lines with intricate histories stemming from riotous neighbourhoods — the grimmer the street, the better the story. For this reason, I have yet to visit Dubai. It's also why Doha nearly fell off my travel list, but I'm so glad it didn't. The former fishing village, and home of Al Jazeera news, is fast becoming a world-class cultural destination.

However, right now, Doha is a city literally growing day by day and the acceleration of change is supersonic. The country may be in its troublesome teens — media controversy has been well-documented — but when you consider the capital was little more than a desert until the 1950s not long after oil was discovered in the region, and that Qatar only became an independent sovereign state in 1971, its ascension into the modern world is remarkable. The 2,045 million native Qataris are some of the



Contemporary style at W Hotel Doha

most affluent people on earth — it is the world's richest country by GDP per capita — and once impoverished generations now live in luxurious developments and drive around in 4x4s.

All of which means a visit here is a juxtaposition of experiences. There is

real beauty in Doha, yes it's man-made like the Pearl Qatar island, but it's artfully done, the Souq Waqif being a prime example. A modern representation of a traditional Bedouin market, the Souq is an Oud-fragranced labyrinth of shops and restaurants, a great place to people watch and observe traditional heritage. The 5,000 year old sport of falconry is a devout Qatari pastime and among the shops selling jewellery, spices, rugs and perfumes, you will find falcon shops and even a falcon hospital, such are the birds' prized place in this Arabic culture.

Katara Cultural Village is a cluster of performance venues and galleries celebrating regional and international talent. There is classical music, opera, dance and an amphitheatre lying open to the sea. A short drive away is The Museum of Islamic Art, the world's largest curated collection of Islamic works. The exterior is worth the visit





## TRIP NOTES

EXSUS has 5 nights in Qatar for £1,659 pp, based on 2 nights at The W Doha and 3 nights at The Four Seasons Doha. Price incl. airport transfers & return flights from London to Doha with Qatar Airways; [exsus.com](http://exsus.com). Qatar International Adventures offers tours incl. Desert Safaris, City and Museum Tours;

[qia-qatar.com](http://qia-qatar.com). For info about Qatar, visit [qatar-tourism.gov.qa](http://qatar-tourism.gov.qa)



Nobu Doha's terrace



Souq Waqif has a buzzy atmosphere

alone; designed by Pritzker Prize-winning architect I.M. Pei, the five-storey high limestone building has panoramic views across Doha's Corniche waterfront. Exhibits feature ceramics, textiles, arts and more; my favourites were the miniature and

colossal Qurans. It's also worth booking a table here at Alain Ducasse's first Middle Eastern restaurant, Idam.

We visited Sheikh Faisal Museum, 22km out of town, a personal collection of objects of one of Qatar's richest men. It is minimally curated, devoid of tourists and a mish-mash of displays, but there

are vintage cars, dhows (sailing vessels) and a small plane; it was the highlight of my stay.

Once you're ready to exit the desert heat (it can reach 50°C in summer so visit in autumn and winter) Doha offers

lavish accommodation.

We stayed one night at the super trendy W Hotel Doha, with its stylish interiors and attentive staff. It's worth visiting alone for dinner at much-lauded South Asian

restaurant, The Spice Market.

For more traditional tastes, head to The Four Seasons Doha where the rooms are spacious and understated, with

marble bathrooms and a neutral-coloured décor. The grand foyer is a cool, tranquil space to relax but there is much to distract busy minds too, from a swimming pool and tennis courts to a comprehensive fitness centre.

The recently opened, and world's largest, Nobu restaurant is based at the hotel, and its curved exterior can be admired from your room balcony. It goes without saying that the sushi is amazing, but just as impressive is the view of the skyline from the restaurant's terrace, where you can see award-winning architecture from French architect Jean Nouvel, in the form of Doha Tower, soon to be joined by his National Museum of Qatar in 2017 — a table here is a fantastic way to end your trip.

*The Museum of Islamic Art was designed by Pritzker Prize-winning architect I.M. Pei*





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# TREE TOP LUXE

*Less than two hours from London, Chewton Glen offers visitors a five-star experience with easy access to the New Forest*

Words VICKY MAYER

If a short break to the New Forest conjures up thoughts of pokey cottages and endless walks, think again. These days you can enjoy all the pleasures of the gorgeous Hampshire countryside from the comfort of stunning Chewton Glen.

This five star luxury hotel and spa is situated on the edge of the New Forest and offers guests a fantastic choice of accommodation, an award-winning restaurant, spa, indoor and outdoor pools plus a 9 hole golf course.

Summer is the perfect time to visit as you will be able to enjoy the hotel's grounds too. If you stay in the main house you'll get the choice of 58 beautifully decorated rooms and suites, all tailored to your particular needs from romantic breaks to family gateways. And for the adventurous amongst you, a stay at one of the six tree house suites will give you memories to last forever. High amongst the canopies of the New Forest,



Enjoy a leisurely swim in the hotel's stunning indoor pool

these luxury rooms boast spectacular valley views together with all the facilities on offer you would expect from a five star hotel. Waking up at dawn in one of the tree house suites and hearing the dawn chorus is magical.

Back on terra firma, don't miss the chance to dine at the hotel's acclaimed restaurant 'The Dining Room', which is spread across five rooms. Here Executive Head Chef Luke Matthews and his team use the finest locally sourced ingredients

to offer guests some fabulous dishes. A three course set lunch is available at a very reasonable £26.50 or you could treat yourself to a culinary treat with the chef's six course tasting menu at £70.

If you can bear to tear yourself away from all that Chewton

Glen has to offer, the New Forest beckons with some fantastic pastoral walks or great horse riding and cycling trips. Then it's back to London after a visit that will leave you feeling rested and refreshed, ready to tackle the Big Smoke again.

## TRAVEL NOTES

Chewton Glen is a member of the Relais & Chateaux group. Overnight stays at Chewton Glen start from £325 for a double room in the main house and £800 for a tree house suite. For further information visit [relaischateaux.com/chewton](http://relaischateaux.com/chewton) or call 0800 344 5087



# Talking Head

Sarah Labram of St James Senior Girls' School looks back on her first year of Headship



**At the start of the 2014/15 academic year, did you have particular ambitions?**

We wanted to re-invigorate our House system: Fridays are now 'House Days' when girls wear House colours and have House lunches. We've also 'tweaked' all our competitions so that they are House-based. It's been very successful!

**What has been the highlight of the past year?**

My highlight was our Speech Day in July when pupils from every year group spoke with great enthusiasm and confidence about the things they had enjoyed during the year. It was really lovely to hear that they had been inspired by

their teachers, had participated in a wide range of trips, workshops, lectures and fundraising events, and that it had been a really expansive experience for them.

**Did anything surprise you?**

I was surprised at how much I have enjoyed my new role, having a real overview of the whole school rather than just having responsibility for academic matters (as I did as a Deputy Head).

**What are you looking forward to in the 2015/16 academic year?**

The development of our Sixth Form Centre, a new library and additional lab. I am looking

forward to welcoming our new intake of pupils and new teachers, and working with my fantastic team of colleagues to continue to make our pupils' experience even better.

**Do you have any concerns to do with education in general that need to be addressed?**

The phased change to A Levels, with linear and modular courses needing to be taught at the same time for at least another year, has been particularly difficult to implement.

**St James Senior Girls' School, Earsby Street W14 8SH; 020 7348 1748; [admissions@sjsg.org.uk](mailto:admissions@sjsg.org.uk); [stjamesschools.co.uk](http://stjamesschools.co.uk)**



The Kindergartens are delighted to announce that they are opening two new nursery schools in Holland Park, W14 and Aubrey Walk, W8. These will be sister nurseries to their highly successful Pooh Corner Kindergarten in SW7.

The new kindergartens will offer a very exciting and unrivalled education. Morning places are available now.

**Pooh Corner Kindergarten, Holland Park, The Crypt, St John The Baptist Church, Holland Park, London W14**

**Pooh Corner Kindergarten, Kensington St George's Church, Aubrey Walk, Campden Hill, London W8**

Please Call The Kindergarten Office For Details

**01622 833331**

**[www.thekindergartens.com](http://www.thekindergartens.com)**

"...the earliest age is the most important one for education, because the beginning decides the manner of the progress and the end."

Fredrick Froebel



# THE BOTOX EFFECT

*Tutors are in demand from parents all over the UK, but here's how overusing them could trip up your child's progress*

Words IAN HUNT

**Y**ou might be surprised to hear me compare tutoring to Botox, a fashionable cosmetic treatment originally developed to treat a variety of chronic medical conditions. Well, despite a poor press, both tutoring and Botox can have a beneficial effect if used for their fit and proper purpose – but used ill advisedly with a ‘one size fits all’ attitude, both could have a negative impact.

For example, where a child that is naturally struggling to keep up in Year 6 is being tutored for a grammar school entrance examination, it may well be that a series of sessions with a top tutor will result in an increased chance of success. Unfortunately, having gained entry to the highly intellectual environment of the new school, all too often the child becomes unhappy scraping along at the bottom of the extremely competitive academic barrel. Self-esteem issues, a lack of self-confidence and a sense of inadequacy can all emerge in an environment that is often not best suited for their particular needs. However, if they were to attend a different school and take on a tutor to help with the clarification of specific topics within subjects, then the benefit of tutoring could be enormous.

I often travel through China lecturing on the benefits of the British education system. It is an irony not lost on me that at a time when Chinese parents are rightly examining their own education system and philosophy and concluding that it puts too much pressure on their young learners, our own British parents are often seen hurtling in the opposite direction; scrambling for more and more tutoring after school and at weekends.

*An outcome could be a bloated distortion of a child's ability rather than any improvement*

And the unfortunate outcome in many cases? A bloated distortion of their child's ability rather than a genuine improvement in areas most needed.

So when is tutoring genuinely required and most appropriately applicable? There is no doubt that some children struggle with specific concepts in certain subjects.

Tutoring can genuinely help here. Sometimes hard-pressed teachers don't have the time or resources to ensure that every child is on the same page academically. Equally, it can be used as a confidence aid in certain subjects to check understanding and develop a sense of self-belief.



Like Gabbitas, Fleet Tutors are a respected company who offer spot on advice and help

Once you have identified a genuine need for tutoring, the best piece of advice I can give is to find a highly qualified, well-respected and appropriate tutor. Ask for references. Ensure they have experience in the specific subjects and level you require. Then discuss this with their school. It shouldn't be an uncomfortable discussion and there should be no sense of blame placed by either party for a lack of progress; more a desire to see things improve.

So always ask the question ‘why does my child need tutoring?’ before you inject your hard-earned money into this increasingly popular service.

Ian Hunt is Managing Director of Gabbitas Educational Consultants. Find out more by visiting [gabbitas.co.uk](http://gabbitas.co.uk) or calling 020 7734 0161



# DISCOVERMORE



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The new independent co-educational senior school for students aged 11-18 in West London

## Open Days

**September 15<sup>th</sup>/23<sup>rd</sup>** (9.30am/9.30am)

**September 30<sup>th</sup>** (9.30am)

**October 16<sup>th</sup>/21<sup>st</sup>** (9.30am/7pm)

**November 3<sup>rd</sup>/12<sup>th</sup>** (9.30am/7pm)

**T:** 0208 742 2038

**E:** [info@kewhouseschool.com](mailto:info@kewhouseschool.com)

**W:** [www.kewhouseschool.com](http://www.kewhouseschool.com)

[@kewhouseschool](#)





Building resilience in pupils has long been a USP at Wellington College

# STRESS FACTOR

*More and more top secondary schools are looking further than exam results when it comes to intake, as two education experts explain*

Words MARK KEBBLE

**P**erhaps it's health and safety gone mad, but the children of today live in a mollycoddled world that could actually do them more harm than good. That time I attempted to climb a tree and fell? Aside from suffering a few bruises, I learnt from my mistakes. That simply wouldn't be allowed to happen today.

It's little wonder that the subject of resilience is very much a hot topic in education. 'Everyone wants to show that they are taking care of the wellbeing of a child,' says strategist education consultant, Elvire Hairy. 'But children don't seem to have that natural resilience any more. You may have a gifted child who can speak three languages, but as a little human being they are missing something.'

It's why the likes of Role Models exist. A unique childcare service, they will be bringing a Summer Resilience Course to south west London at the end of July for children finishing Years 5 and 6. 'We were realising how unprepared the first year students were when entering secondary school,' explains course leader Alex Lee, an Assistant



*A gifted child may be able to speak three languages, but they are missing something*

Headteacher from north London. 'They go from being the oldest pupils in a school of children to the youngest in a school of adults. There is no easy way of preparing pupils for this huge change; however, we can prepare them to deal with complex situations with confidence, self belief and insight.'

The course will involve a series of challenges, public speaking, debating and active learning tasks, which will provide each child with an armoury with which to solve more problems thrown

their way. None of these challenges are designed to be easy; they are, in fact, relying on the pupils to struggle first time round as it is through these small failures that a resilience and strength of character is developed.

'Is this actually the right way to go?' Elvire offers up an open-ended question. 'Will children learn to be resilient this way?' It's clear for her – a mother of four – that a gradual process through the early years is perhaps a better way to prepare children for what lies ahead.

Plenty of top schools are renowned for their pastoral care – Wellington, for one, has always been big on resilience – but would prefer their pupils to be well versed in terms of personal development before starting in Year 7. There are people out there ready to help with that, but maybe we should let our children also experience negatives and deal with them in their own way. What's for sure, however, is resilience will remain a hot topic for many years to come.

**Role Models' Summer Resilience Course runs from 27-31 July from 10am-3pm at The Chelsea Academy, Lots Road SW10 0AB. Visit [rolemodels.me](http://rolemodels.me) or call 07984 738 283 for more**



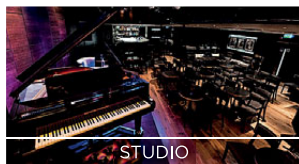


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# PROPERTY

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*A stunning look from two former Candy & Candy designers*

This magnificently refurbished home, arranged over four floors, has been designed by two former Candy & Candy designers who are now working for Taylor Howes Designs. The 4,247 sq ft home has six bedrooms, three reception rooms and seven bathrooms.

Guide price £11,500,000. Strutt & Parker, Chelsea; 020 7225 3866; [struttandparker.com](http://struttandparker.com)





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The recent heatwave has sent Londoners in search of some cool outside space in which to relax, so no wonder gardens, roof terraces and balconies are so valued by househunters – read this month's Insight to find out just how much. We have also picked out five of the best lateral apartments on the market, and reveal new developments and unique homes in our property news.

*Karen*

Karen Tait, Property Editor

Editor's pick: August is a great month for indoors/outdoors living and this five-bedroom home on Graham Terrace, SW1W, is perfect with its garden and south-facing roof terrace. It also has a gym, pool and steam room for colder months: £10m (Henry & James, 020 7235 8861)





NEW



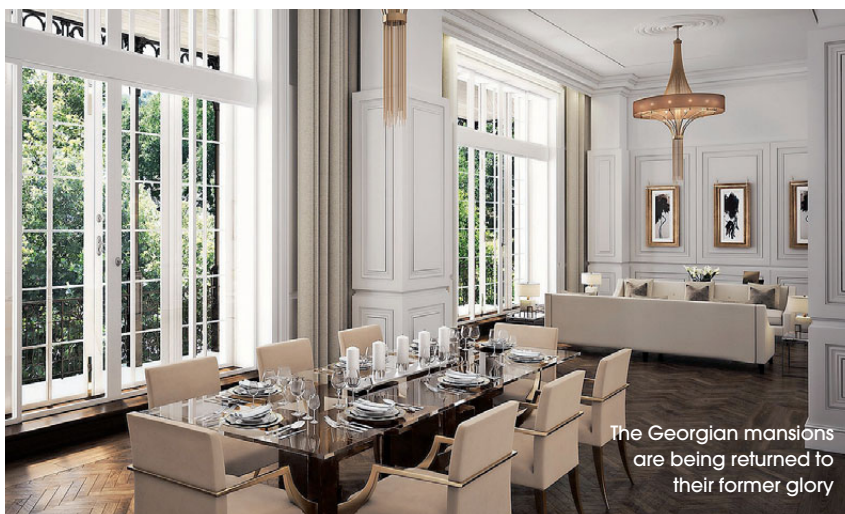
# PROPERTY NEWS

*Your update on London's homes & interiors*

## Former glory

**T**wo Grade II listed mansions overlooking Hyde Park, known for their illustrious past residents including royalty, aristocracy and the Churchill family, are being returned to their former glory by Redrow London. Built in 1807-1812, the properties at 5&6 Connaught Place were the One Hyde Park of their day, with grand façades, Doric porticos, glamorous

staircases and voluminous rooms. Following WWII, the mansions were converted into offices but they will now become seven luxury lateral and duplex residences, forming a showcase for fine British craftsmanship. Prices are from £11,750,000 through joint agents Beauchamp Estates (020 3441 5941) and Kay & Co (020 7262 2030), or visit [connaughtplaceresidences.com](http://connaughtplaceresidences.com).



The Georgian mansions are being returned to their former glory





## FROM RUSSIA WITH LOVE

In the heart of Chelsea, one of London's most unique homes, 27 The Vale, which features the façade of a genuine Russian dacha, has come onto the market with agents Russell Simpson (020 7225 0277) with a price tag of £16m. Historically referred to as The Russian House, the property offers six bedrooms, a bespoke vaulted reception room and a large home cinema. The façade was originally constructed for an exhibition in Crystal Palace between 1890-1900, before being bought by architect F. G. Williams and transformed into a Chelsea family home. Translated as 'something given', dachas were first developed in rural areas of Russia, forming part of larger estates gifted from Tsars to loyal Vassals. Russian aristocracy used them for elaborate gatherings, and by the 19th century they had become popular retreats for the upper and middle classes. Today it is estimated that almost 50% of families living within cities own a dacha as a holiday home.



## DESIGN FORWARD

Bayswater has steadily been evolving from a cost-conscious tourist destination into a super-prime residential location largely led by smaller, bespoke developers such as Alchemi. Their latest project, Westbourne House, is one of the first luxury residential developments in the area, designed by award-winning architects Stiff + Trevillion, and set to become a landmark building.

The development will comprise 20 spacious apartments, including a split-level penthouse with 360-degree views from its large terrace. Weaving its past as a fashionable draper's shop with the quality and attention to detail demanded by the design-savvy homeowners of W2, the ambitious design has already been shortlisted for the International Design and Architecture Awards 2015.

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# OUTSIDE THE BOX

*The premium for property with outside space has never been higher, with roof terraces as sought after as gardens*

Words KAREN TAIT



If there was ever any doubt that outside space in a London home is highly valued, the latest raft of new developments surely prove this.

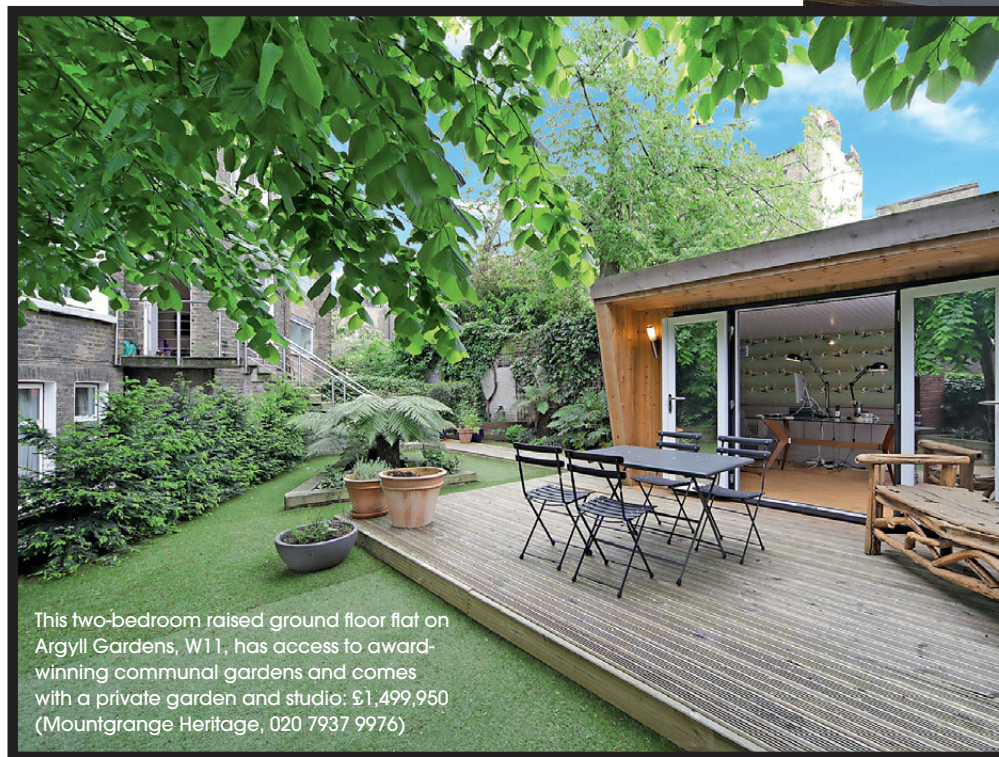
From gardens in the sky – Battersea Roof Gardens will stretch over 255m – to roof terraces, landscaped public areas and winter garden balconies, the great outdoors is being cleverly aligned with indoor spaces.

According to the latest Lloyds Bank Insurance Britain at Home report, 37% of homeowners are spending more time in the garden than five years ago, and the average spend on London gardens is substantially higher than the rest of the UK at £561 compared with £366.

Meanwhile, recent research from London agents Marsh & Parsons reveals that a roof terrace or a balcony adds an average of 12% to the value of a flat, rising to 25% in Chelsea, while access to a communal garden commands an 11% premium on average, and as much as 20% in Little Venice and Holland Park.

Marsh & Parsons estimates that just under a third of flats currently coming on to the market have a balcony, roof terrace or communal garden, attracting more interest and selling faster than equivalent properties with no outdoor space. They estimate that the average price of outdoor space in the capital is £897/sq ft, rising to more than double that (£1,925/sq ft) in South Kensington.

‘Vendors have long been aware of how much value traditional home improvements such as a new kitchen or bathroom can add to a property and this



This two-bedroom raised ground floor flat on Argyll Gardens, W11, has access to award-winning communal gardens and comes with a private garden and studio: £1,499,950 (Mountgrange Heritage, 020 7937 9976)

research may just persuade them to convert flat roofs or balconies into habitable outdoor oases,’ comments Peter Rollings, CEO of Marsh & Parsons.

‘A good garden really draws people to a house and not having one reduces the appeal of a property, particularly the further from the centre that they are looking,’ comments Richard Barber of W.A.Ellis. ‘A house in Mayfair may not have much outside space but buyers looking in Kensington and Chelsea – often families looking for a year-round

home – require a good-sized, attractive garden. Aspect is also important; south and south-west facing gardens attract a premium. A garden can add 20-25% to a property’s value, not to mention the development potential; one can extend into a garden or up to 50% underneath if the house is Grade II listed.’

It’s no secret that properties on London’s garden squares are highly sought after, particularly those with access, as Ben Davies of Savills Notting Hill explains: ‘These are valued higher





Battersea Roof Gardens will be the crowning jewel of the power station development, offering an amazing river and cityscape panorama and including a fitness deck, woodland walk, lounges and a summer kitchen. Prices from £1,439,000 for a two-bedroom apartment (Battersea Power Station, 0207 501 0678)

than their direct counterparts without, and in Notting Hill, with one of the highest concentrations of private gardens in London, such properties are among the most prestigious of addresses.’

The traditional communal gardens have been emulated by developer London Square, with projects at Fulham and Putney. ‘As well as the landscaped private gardens which come with each house, the square provides a safe place for children to play and a central focus for the community who live there,’ says Rebecca Littler of London Square. The Fulham development, for example, has recently hosted an artisan food market.

‘Having communal as well as private gardens gives a greater sense of space, whilst providing great views from the houses. Creating stylish, landscaped communal gardens is one of the central points of our schemes as we really see the value in creating a community in each of our developments.’

Garden properties do particularly well in the summer, as Choe Leefe of Mountgrange Heritage explains: ‘Because the sun makes people happier they are usually more predisposed to buying a property with good outside

## Premium Purchase

**These examples provided by Chesterlons show the impact outside space has on property prices**

- **Balconies:** in Barnes a two-bedroom flat (1,265ft<sup>2</sup>) in Harrods Village sold for £1.16m, while a two-bedroom flat (1,481ft<sup>2</sup>) with a balcony and a terrace on the same development sold for £1.4m. Taking into account the difference in space, this indicates an 8% increase in value created by having the outside space

- **Roof terraces:** two almost identical two-bedroom apartments sold recently in City Tower, E14; one with 1,054ft<sup>2</sup> internal space and a 476ft<sup>2</sup> roof terrace sold for £499,950, while the other, with an internal floor area of 1,075ft<sup>2</sup> sold for £462,500, therefore the roof terrace created a premium of 8%

- **Gardens:** in Battersea a two-bedroom apartment with a private garden is valued at £695,000, while one without a garden is priced at £657,000, indicating a 5.8% premium

space between May to August,’ says.

Ben Rivera of Faron Sutaria agrees: ‘Properties with access to a communal garden are in demand year-round, as residents can enjoy beautiful gardens without the hassle of maintaining them. A roof terrace gives you another room when the weather is good, while a garden provides somewhere for the kids to run around.’

‘We tend to receive more requests for garden flats from spring to autumn,’ says Emma Seaton of Savills Wandsworth, adding that ‘a roof terrace can actually be preferable to some gardens, offering a little more privacy in a quieter flat’.

The premium for property with outside space extends to rentals too, says Tanya Haskings of Faron Sutaria: ‘Despite the numerous parks across the city, tenants regularly request their own private outside space. Given the city’s tendency to convert period properties, garden space is not always available, and therefore roof terraces have become a superb way to maximise the outside space. For landlords, being able to offer some form of private outside space, even if it is on the smaller side, will almost certainly achieve a higher rent.’



# 5 of the best... LATERAL HOMES

*The trend for single floor accommodation shows no signs of waning, so check out these beautiful properties now available on the market*

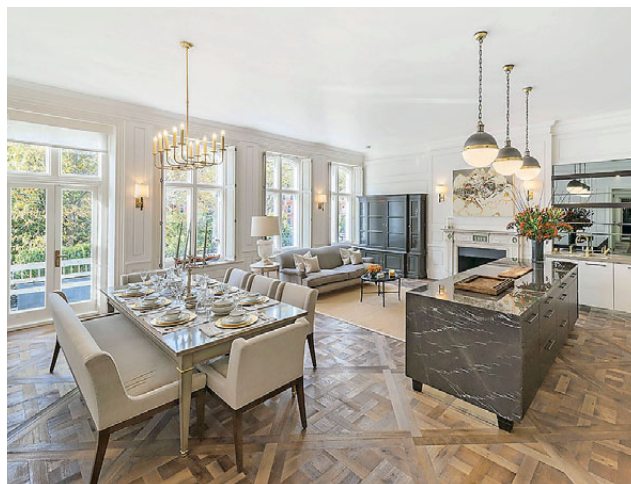


## SPACIOUS APARTMENT

Bolton Gardens, SW5, £4,350,000

This beautifully presented, triple aspect, first-floor apartment in South Kensington features 3.3 metre high ceilings and a sensational reception room. It comes with three bedroom suites, three bathrooms, and 21st century mod-cons such as Airwell Comfort Cooling and Lutron lighting.

**JSA: Knight Frank, 020 7871 4111 / Farrar, 020 7244 4466**



## WIDE OPEN SPACE

Lennox Gardens, SW1, £25,000,000

Spread across the first floor of three buildings on a desirable Knightsbridge garden square, this five-bedroom property boasts high ceilings, generous proportions and westerly green views. Other benefits include a library, 80 ft balcony and a versatile annex apartment.

**Beauchamp Estates, 020 7499 7722**



## LIGHT-FILLED LIVING

Rivermead Court, SW6, £2,300,000

The vibrant, colourful interior of this family/dining room has two windows with direct river views. The bright flat, which is situated in a gated 1930s mansion block, has four bedrooms, three bathrooms, two reception rooms, communal gardens and a lift.

**John D Wood & Co, 020 7731 4223**



## PARISIAN-STYLE FAÇADE

The Mellier, W1S, £18,000,000

Housed in a magnificent Beaux-Arts building on Albemarle Street, this voluminous residence is one of several homes that measure up to 5,845 sq ft in size. The living spaces are bright and airy, and natural light cascades through the large windows that feature in every living space.

**Multiple agents, visit [themelliermayfair.com](http://themelliermayfair.com)**



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theresident.  
co.uk



## GRAND RECEPTION

Cadogan Gardens, SW3, £12,750,000

After being subject to a comprehensive redevelopment, this property now boasts the rarity of 3,596 sq ft of lateral space. The accommodation includes four bedrooms, a wine cellar, drawing and reception rooms, two balconies and a direct lift.

**Aylesford, 020 7351 2383**



## Shelley Court, Tite Street SW3

£3,250,000 Leasehold



A spacious 3rd floor lateral apartment with windows on all four sides in this attractive building, close to the Royal Hospital and gardens of Burton Court.

**1588 Sq Ft (147.5 sq m)**

Entrance hall | Reception room | Kitchen | Three double bedrooms with en suite bath/shower room | Lift | Caretaker

**Chelsea 020 7225 3866**

[chelsea@struttandparker.com](mailto:chelsea@struttandparker.com)

## Tite Street, Chelsea SW3

£2,250,000 Leasehold



This well arranged maisonette has a 24' south west facing reception room with 11' ceilings and versatile accommodation.

**1467 Sq Ft (136.3 sq m)**

Drawing/dining room | Kitchen | Master bedroom suite | Two double bedrooms | Family Bathroom | Guest WC

**Chelsea 020 7225 3866**

[chelsea@struttandparker.com](mailto:chelsea@struttandparker.com)



**Airlie Gardens, Kensington W8**

**£2,595,000 Share of Freehold**



**A beautifully presented two bedroom flat with a wonderful roof terrace and access to the beautiful communal gardens.**

**1379 Sq Ft (128.1 sq m)**

Drawing room | Kitchen/dining room | Master bedroom suite | Second bedroom | Bathroom | Terrace | Lift

**Kensington 020 7938 3666**

[kensington@struttandparker.com](mailto:kensington@struttandparker.com)

**Beaufort Street, Chelsea SW3**

**£1,995,000 Share of Freehold**



**A wonderful upper maisonette which offers an abundance of light and an excellent balance of living and bedroom accommodation.**

**1258 Sq Ft (116.9 sq m)**

Reception room | Kitchen/dining room | Two double bedrooms with en suite bath/shower rooms | Access to flat roof

**Chelsea SW10 - 020 7373 1010**

[chelseaSW10@struttandparker.com](mailto:chelseaSW10@struttandparker.com)



## Petyt Place, Chelsea SW3

£6,500,000 Freehold



This wide and low built house, set back from Cheyne Walk, has excellent southerly views across the river. It is presented in good condition throughout benefiting from generous living space over three floors.

3225 Sq Ft (299.6 sq m) | EPC Rating E  
Drawing room | Dining room | Kitchen |  
Conservatory | Sitting room | Master  
bedroom suite | Two further double  
bedrooms | Bathroom | Bedroom four  
with en suite shower room | Bar

**Chelsea 020 7225 3866**

chelsea@struttandparker.com

JSA: Knight Frank 02 7349 4300





Limerston Street, Chelsea SW10

£3,695,000 Freehold



A wide fronted, four bedroom freehold Chelsea villa with a contemporary feel and stylish interior that has been completely rebuilt and reconfigured throughout.

2085 sq ft (193.7 sq m) | EPC Rating C  
Drawing room | Kitchen | Family room |  
Four bedrooms | Four bath/shower  
rooms (three en suite) | Courtyard | West  
facing garden

**Chelsea SW10 - 020 7373 1010**  
chelseaSW10@struttandparker.com  
JSA: Knight Frank 020 7349 4300





Clabon Mews, Knightsbridge SW1X

£5,950,000 Share of Freehold



An outstanding newly refurbished mews house finished to exacting modern standards.

**2,387 Sq Ft (221.8 sq m)**  
Reception/dining room | Kitchen | Master bedroom suite | Guest bedroom suite | Third double bedroom | Shower room | Cinema room | Gym | Utility room | Air conditioning | WC | Garage

**Knightsbridge 020 7235 9959**

knightsbridge@struttandparker.com

JSA: Knight Frank 020 7591 8600







# HOT TREND

*Properties with outside space are high on the requirements list, especially during summer, says James Boulton-Lea of Strutt & Parker, Chelsea SW10*



In recent weeks we've had somewhat of a heatwave in London. As a consequence, Strutt & Parker, Chelsea

SW10 has witnessed a sharp increase from prospective purchasers registering to buy, with outside space being listed at the top of their requirements.

When the weather is warmer and evenings are lighter for longer, a terrace or garden will add an alfresco space to your property. In many cases, the outside area can be seamlessly accessed off the reception room, kitchen or communal area, adding a considerable amount of living space to a property.

Prospective clients of ours whose properties offer a garden or terrace are aware of this trend and therefore often launch their properties to market during the outdoor season.

A good example is a garden flat we have recently sold in Cathcart Road, SW10. It offers a large and fully landscaped garden – perfect for entertaining – which is accessed via bi-fold doors directly off the reception/ dining space.

Garden flats or properties with terraces naturally show their best when they are decorated with pot plants, pretty trellises, and garden furniture for relaxing. Last month we agreed a sale on a first-floor flat on Harcourt Terrace, with a beautifully presented terrace adding an entire alfresco area to the internal living space. At this time of year, our clients are encouraged to dress their outside space to help incoming purchasers envisage the lifestyle.

In other cases clients have cleverly

created a sizeable terrace to what was originally a flat roof space, subject to relevant planning and the usual consents. Such is the case with a newly refurbished first and second floor maisonette we have recently launched in Fernshaw Road, SW10, which has a new 11ft by 9 ft

decked terrace accessed via the reception/dining room.

Generally, outside space that is accessible via the reception, kitchen or communal area is preferable as it

forms an extension to the living space, which is highly usable during the warmer months.

It is difficult to quantify precisely what outside space adds to a property in terms of value but, to many incoming purchasers, a large garden or terrace can add considerable worth in the long run.

020 7373 1010; [struttandparker.com](http://struttandparker.com)

*We encourage clients to dress their outside space to help purchasers better envisage the lifestyle*





## Rutland Court, Knightsbridge SW7

GUIDE PRICE: £8,950,000

A superb three-bedroom, first-floor lateral apartment in this prestigious gated block in the heart of Knightsbridge. It comes with parking and portage, and offers a good balance of accommodation and entertaining space. Approximately 2,404 sq ft.



Knight Frank Knightsbridge  
60 Sloane Avenue  
SW3 3DD  
020 7591 8600  
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# MY DREAM HOME

*This sumptuous apartment in a desirable location on Sloane Street impresses on a number of different levels*



There is ample entertaining space including this double reception room and a media room (below)

## SLOANE STREET SW1



**Rupert des Forges, Partner and Knightsbridge Office Head, Knight Frank**

### Why it's a great buy

This apartment is a real rarity, located in arguably the best apartment building in Sloane Street, and above Prada's flagship store.

### The wow factor

The apartment was renovated to a private

client's specification, with exceptional entertaining spaces including a bespoke media room, huge double reception room and an indulgent master bedroom suite.

### Who it would suit?

It would appeal to someone who values the convenience of living in the Knightsbridge hub, close to all the many international amenities of the area.

### My favourite room

The media room with two bespoke double



depth sofas, suitable for an exceptional cinema experience.

### Why you should buy it

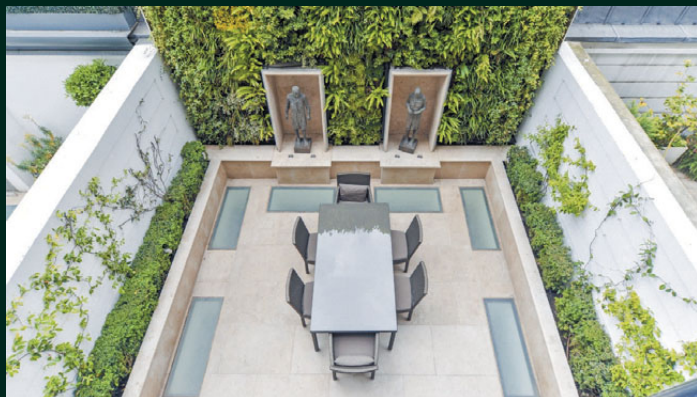
It is a turn-key apartment, built to an exceptional standard. It has a resident porter so it's the perfect lock-up-and-leave home.

£11,950,000. 020 7591 8600;  
knightsbridge@knightfrank.com





**Knight  
Frank**



## Herbert Crescent, Knightsbridge SW1

### Immaculate six bedroom house

An elegant and substantial late Victorian town house offering well balanced accommodation, ideal for both entertaining and family life. It benefits from an unusual amount of natural light and a stunning private rear terrace. 6 bedrooms, 5 bath/shower room, 3 reception rooms, kitchen, terrace. EPC: D. Approximately 334 sq m (3,604 sq ft).

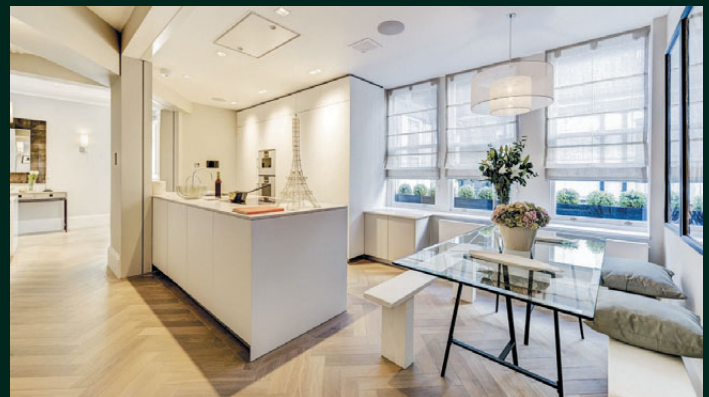
Freehold

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Guide price: £10,500,000  
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## Cadogan Court, Knightsbridge SW3

### Five bedroom apartment

Newly refurbished with great style and attention to detail, a superb and rare lateral apartment on the fifth floor of this popular portered mansion block. Master bedroom with dressing room and en suite bathroom, 3 further suites, reception room, kitchen, study/bedroom 5, entrance hall, porter. EPC: C. Approximately 229 sq m (2,468 sq ft).

Share of freehold

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[achristian@savills.com](mailto:achristian@savills.com)  
 020 7581 5234





## Beaufort Mansions, Chelsea SW3

### A three bedroom flat for sale in Chelsea

This is a bright and spacious three bedroom apartment on the third floor of this popular Chelsea mansion block just off the Kings Road. The property is well presented, and at 1,335 sq ft, is one of the largest flats in Beaufort Mansions. 3 bedrooms, reception room, bathroom, communal gardens. EPC: D. Approximately 124 sq m (1,335 sq ft).

Share of freehold: approximately 996 years remaining

[KnightFrank.co.uk/chelsea](https://www.knightfrank.co.uk/chelsea)  
[chelsea@knightfrank.com](mailto:chelsea@knightfrank.com)  
 020 3641 5901

Guide price: £1,695,000

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## Ellesmere Court, Chelsea, SW10

### Two bedroom flat with parking in Chelsea

A beautifully light first floor flat in this modern development on Chelsea's Fulham Road. This property would work as a lovely home, a great pied-a-terre or a rental investment and has the benefit of secure parking, a porter and lift. 2 bedrooms, reception room, 2 bathrooms, porter, private parking. EPC: B. Approximately 78 sq m (844 sq ft).

Leasehold: approximately 141 years remaining

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[chelsea@knightfrank.com](mailto:chelsea@knightfrank.com)  
 020 3641 5901

Guide price: £1,195,000  
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# UNRIVALLED SPACE IN SECLUDED SETTING

## SMITH SQUARE, WESTMINSTER SW1



A LANDMARK BUILDING, OCCUPYING A PRIME CORNER POSITION,  
SITUATED IN A DISTINGUISHED LOCATION IN CENTRAL LONDON.

Built by the renowned architect Sir Edwin Lutyens in 1911, the property has undergone a programme of refurbishment by the current owners. With seven bedroom suites plus staff accommodation and unparalleled entertaining space on the impressive first floor, this is one of the largest properties to come to the market in Westminster.

Drawing room • Library • Dining room • Kitchen with dining and seating areas • Study • Snug • Meeting room • Master bedroom with en suite bathroom and dressing room • 6 further bedroom suites • Staff accommodation • Gym with Jacuzzi • Lift

GRADE II LISTED

GROSS INTERNAL AREA 11,720 SQ FT/1,088 SQ M

FREEHOLD

GUIDE PRICE £25,000,000

To arrange a viewing, please contact the Joint Sole Agents.

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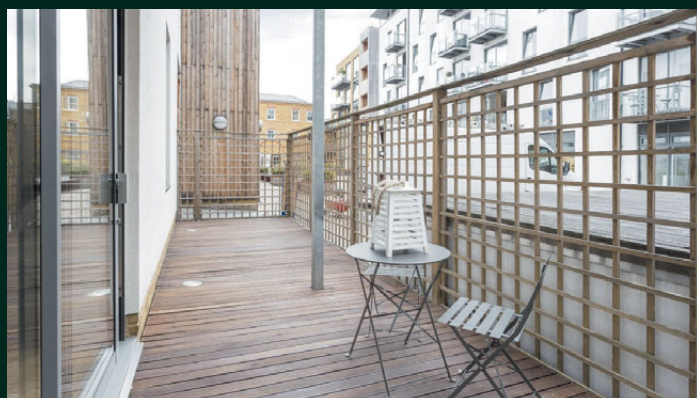
**Knight Frank**

Belgravia  
**020 7881 7722**

[KnightFrank.co.uk](http://KnightFrank.co.uk)

Stuart Bailey  
[stuart.bailey@knightfrank.com](mailto:stuart.bailey@knightfrank.com)





## Yvon House, Battersea Park SW11

### Spacious three bedroom flat near Battersea Park

An extremely spacious, lateral three bedroom property in a secure development with double height ceilings. 3 bedrooms, 2 bathrooms, 1 reception room, terrace, concierge. EPC: D. Approximately 122 sq m (1,322 sq ft).

Leasehold: approximately 124 years remaining

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 020 3597 7670





## Montevetro, Battersea SW11

A magnificent penthouse with direct river views

This unique two storey apartment offers a rare opportunity to rent a piece of architectural history overlooking the River Thames and Battersea Power Station. 3 bedrooms, 3 bathrooms, open plan double reception room, 2 balconies, 1 roof terrace, 24 hour concierge, gym, lift, tennis court and 2 underground parking spaces. EPC: C. Approximately 274 sq m (2,950 sq ft).

Available furnished

Guide price: £4,000 per week

[KnightFrank.co.uk/RIQ219476](https://www.knightfrank.co.uk/RIQ219476)

All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property. Please ask us for more information about other fees that may apply or visit [KnightFrank.co.uk/tenantcharges](https://www.knightfrank.co.uk/tenantcharges)

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## Lyford Road, Wandsworth SW18

### An exceptional family home with a luxury professional kitchen

This spectacular semi-detached period property is presented in immaculate condition boasting a separate annexe. 7 bedrooms, 4 bathrooms, 4 reception rooms, utility room, media room, gym, study, sauna, wine cellar, garden, patio garden, 2 parking spaces and a 2 storey annexe. EPC: E. Approximately 686 sq m (7,388 sq ft).

Available unfurnished

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Guide price: £3,250 per week

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# Interested in buying in France?



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## KING OF THE CASTLE

*Our special guide to buying in France starts with this exceptional Cannes home*

Live the high life in this majestic castle with wonderful sea views, ideally located in the heart of the Californie area in the bay of Cannes. The nine-bedroom home has been completely renovated and extended, and features a stunning home cinema and wine cellar. The castle is set in a landscaped park of about 8,500 sq m, with a swimming pool that offers approximately 1,200 sq m of living space.

For further details, contact Strutt & Parker on 020 7225 3866





In Gordes, Luberon, this country residence comprises a main house and guest house, offering five bedroom suites, 2.8ha land, a heated pool, pool house with summer kitchen and a tennis court: €3,895,000 (Knight Frank, 020 7861 5034)

# The French CONNECTION

*A weak euro, record low interest rates and attractive property prices make it an ideal time to buy in France*

Words KAREN TAIT

**D**emand from overseas buyers for French property is growing ever stronger, with the latest Investing & Living Abroad report from BNP Paribas revealing that Britons buy more properties in France than any other nationality. Some 13,823 properties were sold to non-resident buyers in 2014, an increase of just 1.5% from the previous year. However, non-resident British buyers accounted for 32% of those sales, representing a 33% year-on-year increase. Sales to resident British buyers also increased significantly, rising by 22%.

According to BNP Paribas, there has been a 53% increase in transactions in the first five months of the year compared with the same period in 2014, with British buyers accounting for 75% of the increase, and they are confident that the remainder of the year will continue in the same way.

Rhône-Alpes, Poitou-Charentes and

Provence-Alpes-Côte d'Azur were the three most popular regions with non-resident British buyers, while regions where Britons are at the top of the three most represented nationalities are Brittany, Lower Normandy, Pays de la Loire, Limousin, Centre, Aquitaine, Midi-Pyrénées, Poitou-Charentes, Languedoc-Roussillon and Rhône-Alpes.

Paris and the Côte d'Azur are the regions where British buyers have the biggest budgets, paying an average of €710,000 in Paris and €589,000 on the Côte d'Azur.

Reports from other industry specialists back up these findings – in the first five months of this year, foreign currency specialist Moneycorp saw a 23% increase in clients using their services in order to buy a property in France, compared with the same period in 2014.

Commenting on the enduring popularity of France, Mark Harvey of Knight Frank says, 'the romance, culture and lifestyle continue to enchant and fuel the love affair, while the weaker euro, record low-interest rates, improving economic news, relatively benign tax environment and softer property prices combine to make French residential property a compelling alternative to other asset classes.'

Areas that are performing particularly well at present include Méribel and Chamonix in the Alps and the Côte d'Azur, he says, while 'for the purists, Luberon/Alpilles [in Provence] offer long-term stability and Gascony is still comparatively cheap at present'.

Rob Govier of Lockett Estates points to the 'beautiful countryside, stylish resorts and easy access by road, rail and air' as reasons why France remains a favourite with Brits, adding that 'now is a great time to buy as property values are well below their peak, and with the extremely favourable sterling to euro exchange rates, it is literally having the effect of knocking thousands of euros off any purchase price.'

His top tip for househunters looking to buy in France, particularly those looking to move there on a permanent basis, is to 'learn the language, as it makes

life in France so much easier', while Mark Harvey advises 'take your time, do your research and use a reputable international agent who can offer value and invaluable advice at the early stages of the search.'

*Now is a great time to buy as property values are well below their peak*





## Gascony

### An elegant 18th Century Domain

Set within mature landscaped parkland, an elegant and most impressive 18th Century former hunting lodge recently adapted to meet modern family living and offering comprehensive accommodation across 2 levels. 6 bedrooms, 5 bathrooms, 3 reception rooms, swimming pool, tennis court, staff accommodation, ornamental lake. About 37 hectares.

Guide price: €1,280,000

[KnightFrank.com/PUR140002](https://www.knightfrank.com/PUR140002)

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[jack.harris@knightfrank.com](mailto:jack.harris@knightfrank.com)  
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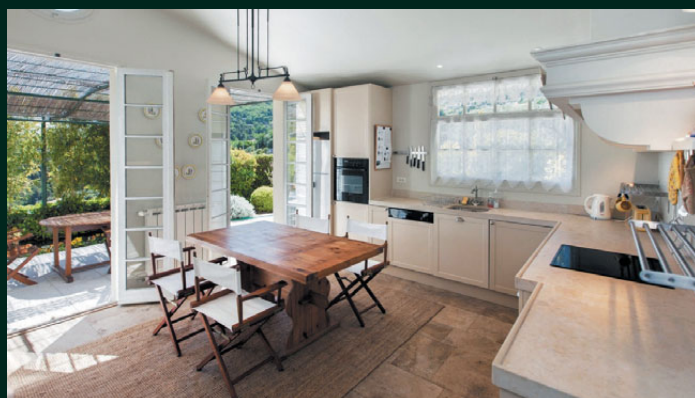
## Gordes, Provence

### Exceptional Tropezienn property

Splendid villa enjoying an elevated position and magnificent views of the countryside and Luberon mountain range, offering bright and spacious accommodation and sculpted garden. 2 reception rooms, 4 bedrooms, 4 bathrooms. Separate guest apartment. Swimming pool surrounded by flagstones, a Jacuzzi and several terraces. Garage for 3 cars, gym and spa, wine cellar.

KnightFrank.com  
mark.harvey@knightfrank.com  
020 7861 5034





## Near Nice, Cote d'Azur

### Period property on the hills of Nice

Charming period property dating back to the 1830's with lovely views across countryside to the sea. The villa has been the subject of a sensitive refurbishment programme, blending classical proportions with contemporary chic in an area of outstanding natural beauty. 2 reception rooms, 4 bedrooms, 3 bathrooms, guest house, swimming pool, artist's studio.

KnightFrank.com  
mark.harvey@knightfrank.com  
020 7861 5034





## St Paul de Vence, Cote d'Azur

### Beautiful stone built property

Located in a commanding position above St Paul de Vence, this beautiful stone property offers spacious living accommodation and charming garden, enjoying superb panoramic sea views. 2 reception rooms, 5 bedrooms, 4 bathrooms. Large basement. Swimming pool. Possibility to add a detached guest house (subject to planning consents).

KnightFrank.com  
jack.harris@knightfrank.com  
020 7861 1139

Guide price: £2,450,000

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## Chalet Megève, The Alps

Price on Application



**A luxury contemporary chalet in the sought after area of Mont d'Arbois on the hills of Megève.**

This elegant chalet is spread over four floors with a lift. Including several large reception areas the chalet has eight bedrooms with bathrooms, a spa with pool and steam room, wine cellar and a garage with space for six cars. Staff accommodation is also provided.



## Ile d'Oléron, near Rochfort

€1,590,000



A luxury property, situated on the beautiful Ile d'Oléron, boasting a stunning courtyard with a heated salt water swimming pool.



The property has five bedrooms, each with a shower/bathroom and also external studio accommodation. Great beaches are very nearby.

## Esplanade des Invalides, Paris

Price on Application



In a beautiful freestone building, this exceptional 327 sq m apartment is on the first floor with stunning views over the gardens and Dome des Invalides.



The property boasts an impressive drawing room with three French windows overlooking the gardens, it has five bedrooms and is in perfect condition.



## Exceptional Castle, Cannes

Price on Application



**A 19th century castle completely renovated and extended, ideally located in the Californie area offering a panoramic sea view from Cap d'Antibes to the Esterel mountains and the bay of Cannes.**



The castle is set in a landscaped park with a swimming pool and vast living space of 1,200 sq m. It has nine bedrooms and also features a home cinema and wine cellar.





## Place des Etats-Unis, Paris

Price on Application



**A contemporary style, duplex apartment on the 5th floor of a prestigious freestone building in Paris. The south facing property boasts breath-taking views of the Eiffel Tower and across the city.**

The interior is in exceptional condition with an entrance gallery, double reception room, dining room and large full equipped kitchen, all opening on to the 50 sq m balcony. There are three bedrooms and bathrooms, with a stunning large master suite on the 6th floor.



Villefranche Bay, Cannes

€13,000,000



Located in a National Park facing Villefranche Bay, boasting magnificent views, is this exceptional, rare property in a Chateau style.

The superb property of 500 sq m has seven en-suite bedrooms, and also features a cellar, a gym and games room.

Stunning Chateau, near Poitiers

€6,900,000



Beautifully and meticulously restored, outstanding five bedroom chateau located just 15km from Poitiers.

Offering something of classic French beauty this estate covers 74 acres including an annexe, garage, pool, tennis court and land for equestrian purposes.

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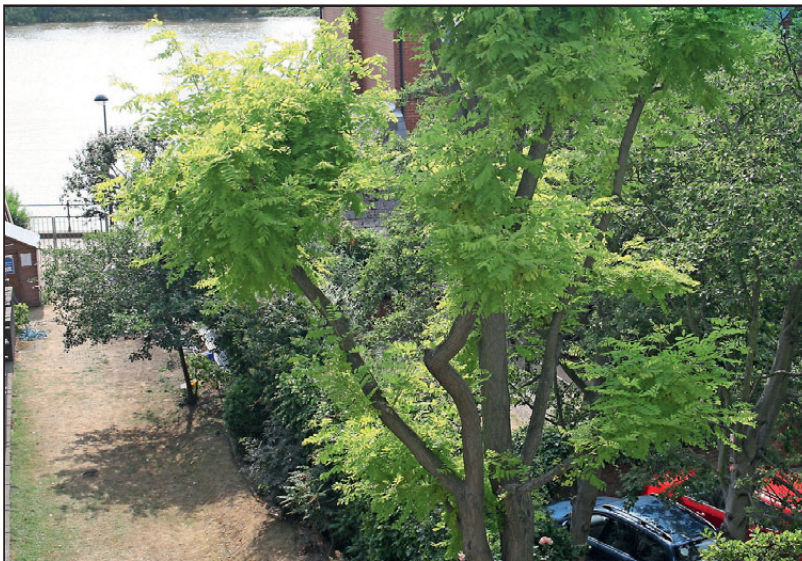


## Crabtree Lane SW6

A stunning Edwardian house refurbished in a contemporary style to a very high standard, featuring a superb refitted kitchen/dining room with glazed doors leading to a private garden, two bathrooms as well as a large cellar/basement area. The property is located on the popular Crabtree Estate close to the Thames Path as well as to the superb shopping and transport amenities of Hammersmith Broadway.

**£1,399,900**

020 7381 4998



## Holyport Road SW6

Enjoying river views, this light and spacious bedroom apartment with secure parking in this sought after purpose built block. The property is well presented and benefits from a balcony enjoying views over the Thames, two double bedrooms, bathroom and cloakroom. The property is within close proximity to the many amenities of Fulham Palace Road and the extensive transport link found at Hammersmith Broadway.

**£750,000**

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## Near Limassol, Cyprus

This luxury four bedroom villa is located on the famous Kalogiroi hillside, just five minutes from the beach and amenities. With its stunning interior and picturesque views of the sea, city and mountains, as well as its exotic garden, private pool and other features, this luxury residence offers you comfort, beauty, and relaxation. The plot measures 1000 sq.m, with a covered area of approximately 550 sq.m.

€2,600,000

sales@lockettstatesinternational.co.uk



## Aude, Languedoc-Roussillon, France

This renovated and well maintained detached villa has stunning views of the countryside, is south facing, has three double bedrooms, one bathroom, one walk-in shower room, large private garden and garage. There are steps up to the pool which is located in a private terrace amongst the beautiful surroundings of the garden, which is not overlooked. The villa is located on the edge of popular village of Roquetaillade.

€206,000

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## Fulham SW6

A stunning Edwardian house refurbished in a contemporary style to a very high standard, featuring a superb refitted kitchen/dining room with glazed doors leading to a private garden, two bathrooms as well as a large cellar/basement area. The property is located on the popular Crabtree Estate close to the Thames Path as well as to the superb shopping and transport amenities of Hammersmith Broadway.

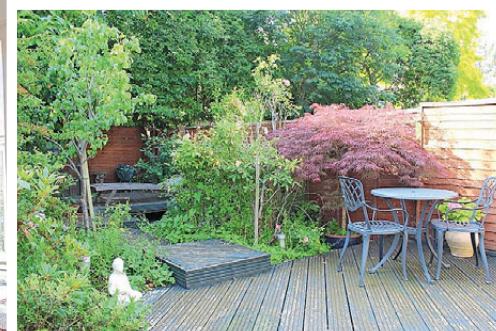
Four Bedrooms | Reception Room | Kitchen/Dining Room | Utility Room | Bathroom | Shower Room | Cloakroom | Garden | Cellar | EPC D | Floor area: 1,463 sq ft (135.92 sq m)

**£1,399,900 or £995 per week**

020 7381 4998







Left: a three-bedroom property in Fulham, and above; this home was let within 30 minutes

# MY MONTH

*The lettings market in Hammersmith and Fulham is soaring but we desperately need more properties to meet this demand*

Words ROB GOVIER



**T**he local lettings market has been performing exceptionally well, with all types of property being let in a short time. Our

international division is seeing an increase in enquiries, particularly in France and Spain. Together with the attractive exchange rate and increasing consumer confidence, there really has never been a better time to buy your dream home overseas. However, the sales market in Hammersmith and Fulham is still suffering from a lack of supply to meet the demands of applicants looking to buy.

The quickest offer to take place this month was on a four-bedroom house in Hammersmith – advertised to let at £725 per week. From the point of being asked to re-let it, we had received an asking price offer within 30 minutes, such is the demand for this type of property, which is very popular with students attending Imperial College London.

The most challenging aspect of my month has without doubt been trying to constantly source more quality rental properties, due to the extremely high demand in the Hammersmith and Fulham area. Last week we were instructed to let eight properties and, by the end of the week, five of these had already been let at asking price, with multiple offers received.

An exceptional property has come on to the market on the Hammersmith/Fulham borders for £1,200,000. It is a 1920s three-bedroom, three-reception house that has been lovingly restored by the current owners. They have retained many of the features typical of this period including fireplaces, panelled doors, moulded ceilings and high skirting boards. There is a pretty, private garden to the rear, with scope to extend the property into the loft and to the rear.

My favourite local lunch spot is The

Crabtree due to its location, atmosphere and good quality food. This month, I plumped for something from their traditional range: Cumberland sausage with mash and onion confit; it was, as ever, an excellent meal.

*There is a high demand in Hammersmith and Fulham for quality rental properties*

In the local community, we have been actively involved with a nearby school and its summer fair. We had special boards put up at various locations around SW6 and W6 promoting the

event and a colleague's daughter sold handmade cards. We're waiting to find out how much has been raised in total.

I am most looking forward to the lettings market continuing to be buoyant, as this is now peak time, particularly with students who will be attending Imperial College London. My biggest task is to find enough properties to cope with the demand.

020 7381 4998; [lockettestates.co.uk](http://lockettestates.co.uk)



bestgapp.co.uk

Ebury Street, SW1



A well-presented second floor lateral flat (five windows wide) in this attractive Belgravia street. The flat has a large reception room and two spacious bedroom suites, all with good ceiling heights. Located close to the local shops and restaurants of Elizabeth Street as well as excellent transport links from Victoria and Sloane Square tube stations.

- \* Two Bedroom Suites
- \* Reception Room
- \* Kitchen
- \* Utility/Cloakroom

81 Elizabeth Street • London • SW1W 9PG

ESTATE AGENTS, SURVEYORS AND PROPERTY CONSULTANTS



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## Chester Row, SW1



A very attractive triple aspect corner house with a magnificent roof terrace that is presented in good decorative order throughout having been fully refurbished within the last two years. The principal aspect is south westerly creating light and spacious rooms that have a particularly airy feel. Located in the heart of Belgravia this attractive end of terrace house is only a short walk from all the excellent amenities of Elizabeth Street, Victoria, Sloane Square and Knightsbridge.

- Double Reception Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Two Further Bedrooms
- Patio Garden
- Roof Terrace

Freehold

£4,250,000



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# Chard

## Coleherne Mews, SW10

£3,995,000

This refurbished three double bedroom, three family bathroom mews house is located on a sought after cobbled street in SW10



- Three bedrooms
- Three bathrooms
- Garage
- Thoughtfully designed
- Spacious accommodation
- Earls Court station

South Kensington & Chelsea sales  
020 7373 8883





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Chard

Clareville Street, SW7

£6,500,000

This recently refurbished, family home benefits from four double bedrooms and a garage



- Four bedrooms
- Four bathrooms
- Three reception areas
- Garage
- Gloucester road station
- Energy rating b

South Kensington & Chelsea sales  
020 7373 8883

Cornwall Mews West, SW7

£4,350,000

A modern three double bedroom mews house offering a private garage and a roof terrace



- Three bedrooms
- Three reception rooms
- Garage
- Freehold
- Gloucester Road station
- Energy rating e

South Kensington & Chelsea sales  
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## Sloane Avenue, SW3

A well proportioned three double bedroom duplex apartment with outside space



£2,750,000

- Three bedrooms
- Two reception rooms
- Two bathrooms
- Outside space
- Sloane Square station
- Energy rating e

South Kensington & Chelsea sales 020 7373 8883

## Kensington Square, W8

A five double bedroom Georgian house ideal for access to High Street Kensington



£7,000,000

- Five bedrooms
- Five bathrooms
- Three reception rooms
- Outside space
- High Street Kensington station
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

## Ongar Road, SW6

A spacious two bedroom raised ground floor apartment with period features throughout



£749,950

- Two bedrooms
- Large reception room
- Raised ground floor
- Period features
- West Brompton station
- Energy rating d

Fulham sales 020 7731 5115

## Lensbury Avenue, SW6

A beautifully presented two bedroom penthouse apartment with parking



£1,500,000

- Two bedrooms
- Two bathrooms
- Penthouse apartment
- Parking space
- Direct river views
- Imperial Wharf overground

Fulham sales 020 7731 5115





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### Queens Gate, SW7

A recently refurbished, four double bedroom apartment ideally situated in South Kensington

£2,950 p/w



- Four double bedrooms
- Three bathrooms
- Private terrace
- Private roof garden
- Lift access
- Separate kitchen

South Kensington & Chelsea lettings  
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### Drayton Court, SW10

This well proportioned, two bedroom apartment has been recently refurbished throughout

£795 p/w



- Two double bedrooms
- Recently refurbished throughout
- Separate kitchen
- Third floor with a Lift
- Spacious accommodation
- Gloucester Road station

South Kensington & Chelsea lettings  
020 7244 7711



## Musgrave Crescent, SW6

A well presented four double bedroom house situated in the popular Moore Park Estate



£1,975 p/w

- Four double bedrooms
- Reception room with a balcony
- Modern kitchen and dining area
- Private patio and roof terrace
- Fulham Broadway station
- Energy rating d

Fulham lettings 020 7384 1400

## Watermans Quay, SW6

This spacious split level penthouse is located in the sought after Waterman's Quay



£1,615 p/w

- Five bedroom penthouse
- Five bathrooms
- Underground parking
- 24 hour concierge
- Imperial Wharf station
- Energy rating c

Fulham lettings 020 7384 1400

## Ackmar Road, SW6

A three bedroom house benefitting from a private garden and a double reception room



£795 p/w

- Three bedrooms
- Double reception room
- Private garden
- Family size bathroom
- Parsons Green station
- Energy rating d

Fulham lettings 020 7384 1400

## Sedlescombe Road, SW6

This beautifully presented, three double bedroom apartment offers a private garden



£800 p/w

- Three double bedrooms
- Two bathrooms
- Private garden
- Well presented throughout
- Split level
- Fulham Broadway station

Fulham lettings 020 7384 1400



# DRUCE

PRIME LONDON RESIDENTIAL PROPERTY



## ONSLOW GARDENS SW7

**£2,850,000**

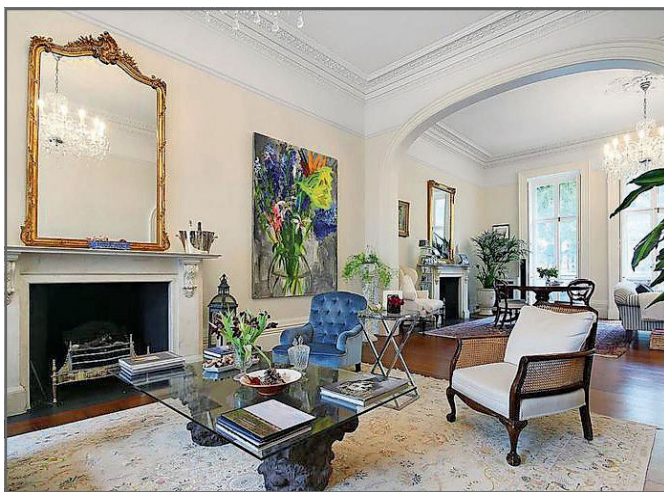
This is a unique opportunity to purchase a wonderful maisonette with direct access to Onslow Gardens, as well as the benefit of its own private patio. An elegant ground floor reception room with high ceilings and French doors leading directly onto the communal gardens. The accommodation further comprises: kitchen, two bedrooms, two bathrooms (one en-suite), a walk in wardrobe and further storage cupboard's. Onslow Gardens is one of South Kensington's premier Garden Square's and ideally located for the wealth of shops and restaurants the area has to offer. South Kensington Underground is also close by. Share of Freehold.



## ALBERT HALL MANSIONS SW7

**£3,500,000**

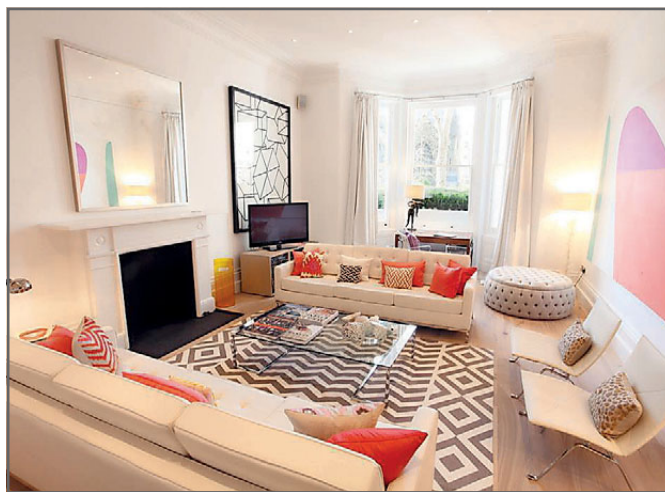
A wonderfully bright 3 bedroom second floor apartment combining the elegance of Albert Hall Mansions and the comfort and sophistication of modern living. This historic building benefits from excellent portage and is located moments from Hyde Park and the facilities of Kensington and Knightsbridge. Share of Freehold.



## QUEEN'S GATE SW7

**£2,100 PER WEEK**

A wonderful 1st and 2nd floor flat located on the park end of Queen's Gate. Well equipped kitchen leading to a conservatory dining area, double reception room with wood flooring, high ceilings and a balcony to the front. Very large master bedroom with more storage than expected and a feature en suite bathroom. 2nd double bedroom with good storage, 3rd bedroom or study and family bathroom. The flat further benefits from great natural light and a guest cloakroom and positioned in this well kept period building.



## COURTFIELD GARDENS SW5

**£1,100 PER WEEK**

An exceptional and totally refurbished ground and lower ground floor two double bedroom maisonette in this desirable and quiet garden square. The apartment benefits from a magnificent 25' reception room and a 17' kitchen breakfast room. Courtfield Gardens is moments from the extensive transport and entertainment facilities of Gloucester Road.



SIMON ARMITAGE | SALES MANAGER  
0207 581 3771 • sw7sales@druce.com



JAMES PEARCE | LETTINGS MANAGER  
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## MOUNTGRANGE HERITAGE

*How baby boomers have become baby boomerangers*

**W**e're noticing an interesting trend at present: retirees who are boomeranging back to the city. These retirees are free of work and family constraints, are financially healthy and ready to re-discover the vast delights of the city on their doorstep.

We deal with a lot of baby-boomers, the post-war generation who worked hard during their careers and who were often rewarded with final salary pensions. Much of this generation has done well out of the property market over past decades and they come to us with a good budget to spend on a new home in London. But why would they tie themselves down? This is just what they're escaping so it makes sense for many to rent the type of place that's perfect for their current lifestyle.

Many of our clients have shed the trappings of family life – the big house and the car – and can put themselves first for the first time in many years. It's no longer about good schools for the children but about city communities with good transport links close to restaurants,

**Craven Hill Gardens W2**  
**£795 per week**  
This stunning, furnished two-bedroom flat in Bayswater is situated on the first floor (with lift) and boasts a large, bright reception room with modern eat-in kitchen, two double bedrooms and two modern tiled bathrooms.



*Many of our clients have shed the trappings of family life and can now put themselves first*

shops, cultural and social events. London offers some of the world's best theatres, concerts, galleries and exhibitions but it also has world-class sports events and great educational opportunities. There is a mind-boggling variety of classes to take, skills to learn and sports to love – and, if people continue to work, plenty of part-time jobs.

Many of our retiree clients are boomeranging from the suburbs to central locations such as Kensington, Notting Hill and Bayswater, where there is a huge variety of apartments offering useful extras such as concierge services, dry-cleaning delivery, security, and on-site gyms.



**Marloes Road W2**  
**£525 per week**  
A spacious apartment on the second floor of this period conversion, just a short walk from either High Street Kensington or Earls Court underground stations. There is an open plan kitchen/reception with double-glazed sliding doors, a double bedroom, and a modern tiled bathroom.

020 7937 9976; [mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)





## **Stratford Road, W8** £2,150,000 Leasehold

A spacious and bright, split-level maisonette located in the ever-popular 'Stratford Village'. Arranged over the first and second floor of this handsome Victorian building the 1230 sq ft (approx.) property benefits from its own private entrance on the ground floor; off-street parking for one car; generous storage throughout and well-proportioned entertaining space. EPC=E. Large reception room, separate eat-in kitchen, three double bedrooms, family bathroom, shower room and a private parking space in front of the property. **Sole Agents**

**020 7937 9976** [chloe@mountgrangeheritage.co.uk](mailto:chloe@mountgrangeheritage.co.uk)

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## **Marlborough Court, W8** £1,350,000 Share of Freehold

A very well proportioned ground floor apartment located in a handsome, portered block. The property boasts a corner position so the principle rooms benefit from a pretty, dual aspect outlook. Although it presents well throughout, it would benefit from some updating. Marlborough Court is conveniently located for the local amenities on Stratford Road. Further afield there are more extensive shopping facilities on Kensington High Street and Earls Court Road. Holland Park is also a short walk away. EPC=D. Double reception room, eat-in kitchen, two bedrooms, two bathrooms, communal gardens, porter and gym (separate additional cost). **Sole Agents**

**020 7937 9976** [georgina@mountgrangeheritage.co.uk](mailto:georgina@mountgrangeheritage.co.uk)

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## **Alma Terrace, W8** £6,500 per week Fees Apply

A truly magnificent family house in the heart of Kensington which has been redesigned to optimise space and light throughout. The house offers superb entertaining space including a cinema room as well as generous family living accommodation. The property benefits from a beautiful west-facing garden as well as a wonderful roof terrace. EPC=D. Drawing room, dining room, cinema room, family room, kitchen, master suite, study, five further bedrooms, office, dressing room, utility room, garden and roof terrace. Furnished or Unfurnished.

**020 7221 2277** [abigail@mountgrangeheritage.co.uk](mailto:abigail@mountgrangeheritage.co.uk)

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## **Adam & Eve Mews, W8** £1,650 per week Fees Apply

A very special house that has been designed with style, comfort and practical living in mind. Conveniently situated in this popular mews just off Kensington High Street. A galleried landing creates a fantastic study area and the glass roof allows floods of natural light down the spiral staircase into the reception room. The property also benefits from masses of storage throughout, an in-built sound system and plasma screen. EPC=D. Two reception rooms, kitchen, two bedrooms, two bathrooms, private patio and roof terrace. Furnished.

**020 7221 2277** [neha@mountgrangeheritage.co.uk](mailto:neha@mountgrangeheritage.co.uk)

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*GAMA is a privately funded investment company with over 20 years' of experience within the property sector in the UK and abroad.*

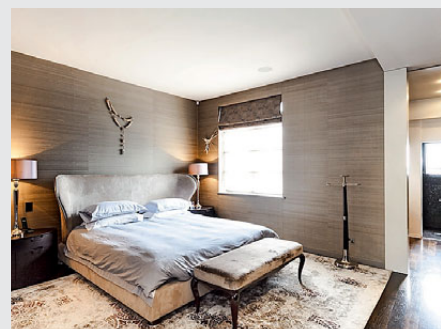
*Our success is based on the sites we acquire and the enhancement of our investments and developments, ensuring only the highest standard of interior fit-out. We always go the extra mile to ensure our properties are at the forefront of quality and style. This year we have launched the GAMA Brand, where our exclusive apartments and penthouses are designed to be distinctively GAMA.*





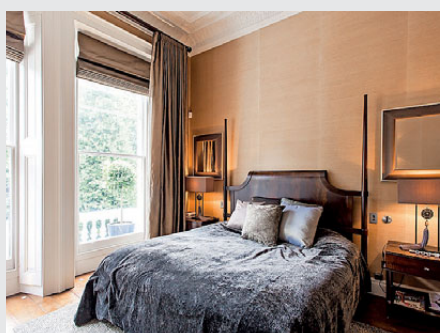
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#### Abingdon Road, W8 £2,850 per week\*

A stunning three bedroom town house set on this pretty tree-lined street in central Kensington, offering an off street parking space and finished to a high specification. Benefiting from a private garden with covered seating area and a Creston Home Automation System with CCTV. 2,370 Sq Ft/220.3 Sq m **EPC:E**



#### Cornwall Gardens, SW7 £2,300 per week\*

A unique and rarely available first floor two bedroom apartment, with additional study, finished to the highest standard on this sought after square with access to a communal garden. Benefiting from a beautiful large reception room and high ceilings. Offered furnished to a high standard. 1,573 Sq Ft/146.1 Sq m **EPC:D**

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**Ponsonby Place, SW1P £1,250 per week\* Unfurnished**

Immaculately presented four bedroom family house situated a short distance from Pimlico tube & Millbank. Lovely kitchen reception opening onto courtyard garden & wooden floors throughout. **EPC:E**



**Greencoat Place, SW1P £1,200 per week\* Furnished**

Stunning three bedroom town house which has been recently refurbished boasting a beautiful reception, modern kitchen/diner with direct access to a patio and use of a garage by negotiation. **EPC:D**

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**\*Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit [www.hamptons.co.uk/rent/tenant-charges](http://www.hamptons.co.uk/rent/tenant-charges)



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**Bettridge Road,  
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£3,000,000**

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An architecturally stunning and interior designed five bedroom Edwardian house that has been completely refurbished to the highest of standards. The property boasts four bathrooms, double reception room and south facing garden.

- Five bedrooms
- Four bathrooms
- Double reception room
- Games/cinema/library room
- South facing garden
- Close to transport links
- Freehold
- EPC rating D

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**Harrington Gardens,  
South Kensington,  
SW7**  
**Guide price  
£1,800,000**

**South Kensington 020 3040 6370**  
**[southkensington.sales@kfh.co.uk](mailto:southkensington.sales@kfh.co.uk)**

Freshly renovated two bedroom split level converted flat set within a handsome period building, with two bathrooms and 28 ft open plan kitchen/reception room. Located close to Gloucester Road tube station, Hyde Park and the amenities of South Kensington.

- Two double bedrooms
- Two bathrooms
- Open plan kitchen/reception room
- 879 sq ft of living space
- Quiet residential road
- Close to transport links
- Shared freehold
- EPC rating D





## Campden Hill Gardens, Kensington, W8 £3,450,000

Holland Park 020 3542 2111  
hollandpark.sales@kfh.co.uk

Beautiful three bedroom garden maisonette featuring a triple aspect reception room with a high ceiling, huge bay window and a stunning designer kitchen. Situated in a handsome, end of terrace Victorian building close to local amenities and excellent transport links.

- Three double bedrooms
- Three stylish bathrooms
- Large designer kitchen
- South facing reception room
- High ceilings
- Private garden
- Shared freehold
- EPC rating B



# BEANEY PEARCE



Moore Street, SW3

£4,250,000

This beautifully presented, six double bedroom family home is located in the heart of Chelsea. This house benefits from approximately 2,500 sq. ft of spacious accommodation throughout. The property consists of a large open double reception room on the raised ground floor and an open plan kitchen on the lower ground, energy rating e.

Chelsea Sales

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# BEANEY PEARCE



Melbury Court, W8

£3,650,000

This lateral apartment is located on the top floor of one of Kensington's sought after mansion blocks. Offering a lift, off street parking and a 24 hour porter, energy rating d.

South Kensington Sales

020 7838 1888



Clareville Street, SW7

£6,500,000

A recently refurbished family home benefitting from four double bedrooms, four bathrooms, three reception rooms, access to outside space and a garage, energy rating b.

South Kensington Sales

020 7838 1888



Harrington Gardens, SW7

£2,000 p/w

A ground and lower ground floor split level apartment offering three double bedrooms. The property has been refurbished to a high standard throughout, energy rating e.

South Kensington Lettings

020 7838 1888



Kendrick Mews, SW7

£1,550 p/w

A well presented, four double bedroom mews house laid out over three floors. Ideally located on a popular residential road in the heart of South Kensington, energy rating e.

South Kensington Lettings

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# BEANEY PEARCE



Markham Street, SW3

£3,500,000

A well proportioned, three double bedroom house situated in the heart of Chelsea. The property further benefits from a private south west facing garden, energy rating d.

Chelsea Sales

020 7590 9510



Oakley Street, SW3

£1,750,000

This two double bedroom split level maisonette is set within this white stucco fronted period building in the heart of Chelsea. Ideal for access to local amenities, energy rating d.

Chelsea Sales

020 7590 9510



Culford Gardens, SW3

£795 p/w

A recently refurbished, two double bedroom apartment set within a popular Victorian red brick conversion. Ideal for access to local amenities and transport links, energy rating d.

Chelsea Lettings

020 7590 9500



Smith Terrace, SW3

£2,200 p/w

A well proportioned, four bedroom family house set on a sought after residential street just south of the Kings Road. The house is arranged over five floors, energy rating f.

Chelsea Lettings

020 7590 9500

Tenant fees apply: £180 inc. VAT per tenancy contribution to administration, £60 inc. VAT reference fee per tenant, £144 inc. VAT towards end of tenancy check out report.



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*Established 1897*



### CREMORNE ROAD, Chelsea SW10

A bright and well-presented one bedroom apartment (approximately 527 sq. ft. / 49 sq. m.) on the second floor of a redbrick mansion block in Chelsea. The accommodation comprises reception / dining room with wood flooring and plenty of natural light, a modern kitchen, a double bedroom with built-in wardrobes and a beautifully finished bathroom. Cremorne Mansions is well located for access to the amenities and transport links of the King's Road and Lots Road, with the River Thames only moments away. Lots Road is currently undergoing regeneration which will bring a wealth of new shops, restaurants and amenities to the area. EPC rating E.

Share of Freehold

Guide price: £645,000

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# HARRODS ESTATES

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### RUTLAND COURT, Knightsbridge SW7

A fantastic newly-refurbished apartment which has been finished to the highest of standards, with no expense spared. Located on this sought-after gated cul-de-sac with 24-hour security, the apartment is directly opposite Hyde Park yet within easy reach of all amenities of Knightsbridge. Accommodation of approximately 1,410 sq. ft. comprises reception / dining room, kitchen, utility room, master suite with dressing room and ensuite bathroom, second bedroom with ensuite shower room and a third bedroom / study also with ensuite shower room. The rent includes the cost of heating and hot water as well as use of the communal gym and personal trainer. Available for long or short term let on a furnished basis. Parking space available by separate negotiation. EPC rating D.

Price per week: £1,950  
Plus property fees: £180 Admin, £235 Checkout  
References: £42 per person\*

\*<http://www.harrodsestates.com/tenants>

020 7225 6602  
[ed.woolgar@harrodsestates.com](mailto:ed.woolgar@harrodsestates.com)

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# PLAZA

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## SOUTH KENSINGTON, SW7

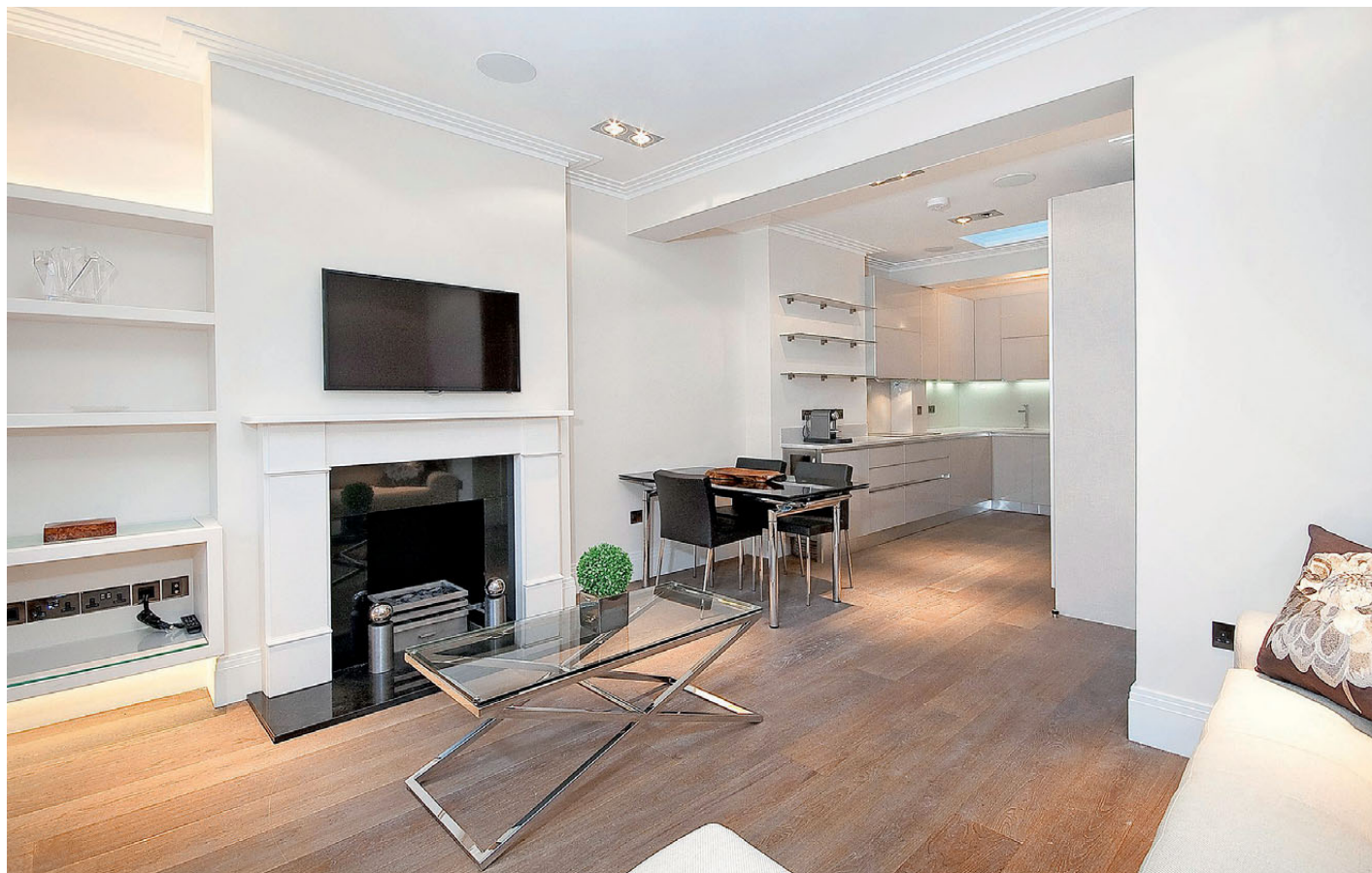
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**FREEHOLD**

**£6,500,000**





### ENNISMORE GARDENS, SW7

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2 Bedrooms, 2 Bath/Shower Rooms, Reception Room with Open Plan Kitchen, Terrace, EPC Rating F

**FURNISHED**

**£950 PER WEEK FEES APPLY\***

\* £264 inc of VAT to include tenancy agreement & referencing per property. Please contact us for further information.



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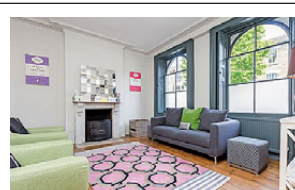


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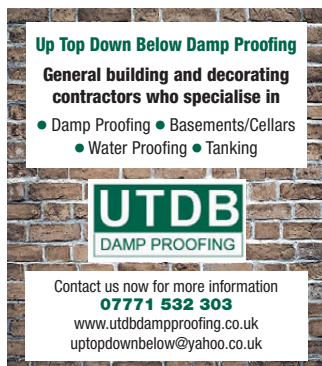


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# PROPERTY TAX HAS CHANGED

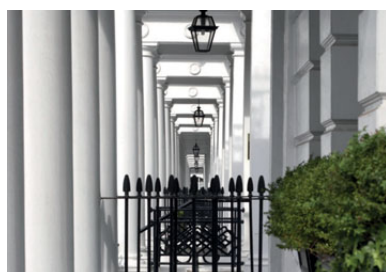
## *Non Residents on borrowed time*

**N**ew proposals for non-residents owning UK property have been announced and a summary of the impact is given below.

From April 2015, non UK Residents selling UK residential property will be subject to Capital Gains Tax (CGT) on future sale:

- Regardless of value
- To gains made after April 2015
- At a CGT rate of up to 28% (see below)

Alternatives are available to those already exposed, but action is needed prior to April 2015 to ensure no tax is incurred.



### **Rates of Tax**

The government has now published the proposed rates of tax to be charged on non-residents from April 2015. They are:

- Individuals – Up to 28%
- Trusts – 28%
- Companies – 20%

### **Paying the Tax**

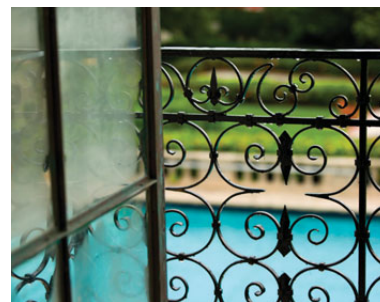
You will only have 30 days to:

- Notify HMRC of the Sale
- Calculate the Gain
- Submit a Return
- Pay the Tax Due

**BUT:** If you already submit a UK self-assessment Tax Return, then you can submit your Return and tax calculation:

- After the end of the Tax Year (5th April) as normal
- Pay the tax on the normal due date (31st January after the Tax Year)

With a complex tax regime, the taxation of property investments in the UK has changed significantly in



recent times. Investors should make sure that they obtain the most up to date tax advice on issues relating to real estate.

Cornerstone Tax is a proactive tax advisory firm, specialising in property taxation in the UK. We pride ourselves on being at the cutting edge of developments in all areas of property tax including:

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- Inheritance Tax
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